RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45987 FILE BOX "7"

WARRANTY DEED

JANET S. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00.

Frank Holbert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2009.

Janet S. Davis
Notary Public

MY COMMISSION EXPIRES: 5-8-2012

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Holbert	SAME AS NEW OWNER	10503012800
1602 Haynes Meade Circle		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

JESSIE L. OWEN, Trustee/Trustor of The Jessie L. Owen and/or Mary E. Owen Revocable Living Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Frank Holbert

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A lot or parcel of land in the 15th Ward of the City of Nashville, Davidson County, Tennessee, described according to a survey made by Z. J. Wilkerson, Surveyor, January 31, 1940, as follows:

BEGINNING at an iron pin on the westerly margin of First Avenue South, formerly Maple Street, at a point 109 feet north of the northerly margin of Mallory Street, being the southeast corner of the property conveyed to C. B Kelley by deed from Meharry Medical College, Inc., of record in Book 1117, page 394, Register's Office for said County; thence with the southerly line of said Kelley property, westwardly 194 feet to the easterly margin of an alley; thence with said alley, southwardly 50 feet to a point; thence easterly 194 feet, more or less, to the westerly margin of First Avenue South; thence with said Avenue, northwardly 50 feet to the beginning.

Being the same property conveyed to The Jessie L. Owen and/or Mary E. Owen Revocable Living Trust through Jessie L. Owen and Mary E. Owen, Trustees, by Quitclaim Deed from Jessie L. Owen, of record in Instrument Number 20040203-0013026, Register's Office for Davidson County, Tennessee and being the same property conveyed to Jessie Laura Owen by deed from Laura Williams Sweat, a widow, dated October 5, 1961, of record in Book 3283, page 625, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1047 1st Avenue, South, Nashville, TN 37210

BILL GARRETT, Davidson County
Trans: T20090040084 DEEDWARR
Recvd: 06/16/09 14:09 2 pgs
Fees: 13.00 Taxes: 225.70
20090616-0055994

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 8th day of June, 2009

JESSIE L. OWEN, Trustee/Trustor of
The Jessie L. Owen and/or Mary E. Owen Revocable Living Trust

By: _____
JESSIE L. OWEN, Trustee/Trustor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Jessie L. Owen, Trustee/Trustor, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of June, 2009.

_____
Notary Public

My Commission Expires: 5-8-2012

