**THIS INSTRUMENT PREPARED BY:**
**Mudter Morgan & Patterson**
**Attorneys-at-Law**
**2000 Richard Jones Road**
**Suite 110**
**Nashville, Tennessee 37215**

**File Box 9B:**
**First Title & Escrow Co., Inc.**
**FTEC File No. 20684**

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $245,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2003.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| STEPHANIE M. GERAMI<br>1109 Clayton Avenue<br>Nashville, Tennessee 37204 | New Owner | MAP 118-5<br>PAR 34<br>FB 16D12575 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES G. EASTER, JR. AND WIFE, BETH C. ALEXANDER EASTER ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to STEPHANIE M. GERAMI , UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1109 Clayton Avenue, Nashville, Tennessee 37204.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 2nd day of May, 2003.

JAMES G. EASTER, JR.

Beth C. Alexander Easter
BETH C. ALEXANDER EASTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JAMES G. EASTER, JR. AND WIFE, BETH C. ALEXANDER EASTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of May, 2003.

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Notary Public

Davidson County DEEDWARR
Recvd: 10/02/03 14:15 2pgs
Fees:13.00 Taxes:906.50

20031002-0145787

Schedule "A"

Land in Davidson County, Tennessee, being the west 65 feet of Lot 21 on the map of the Subdivision of the South part of Dr. L. G. Noel's property as of record in Book 547, page 105, Register's Office for said County, described as follows:

Said part of said Lot No. 21 fronts 65 feet on the southerly side of Clayton Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to James G. Easter, Jr. and Beth C. Alexander, as joint tenants with right of survivorship by deed from George A. Warner, III and spouse Melita Brock-Warner and George A. Warner, Jr., an unmarried person if record in Book 9832, page 126, said Register's Office. The said James G. Easter, Jr. and Beth C. Alexander having since married.

This conveyance is made subject to : (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 547, page 105, Register's Office for Davidson County, Tennessee.