WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax. (615) 883-7943

GREG W. CLARKE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES:
JANUARY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170.00.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1.20.04

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Isiah Mosley	SAME	081-08-038.00
(NAME)	(NAME)	
1914 9th Ave N	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Middle TN Afforable**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Isiah Mosley**, unmarried, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1914 9th Ave N, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our/my hands this 1-2004.

Middle TN Afforable

By: _____

Attest: Partner

STATE OF TENNESSEE

COUNTY OF _____

Before me, a Notary Public, personally appeared _____ the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at _____, Tennessee this _____.

Commission expires:

Notary Public

Davidson County DEEDWARR
Recvd: 01/26/04 14:22 3pgs
Fees:18.00 Taxes:259.00

20040126-0009850

EXHIBIT A

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being the South 12 feet of Lot Number 605 and the North 32 feet of Lot Number 603 on the Map of North Nashville Real Estate Company's Plan of Lots as of record in Book 21, page 105, Register's Office for Davidson County Tennessee.

Said parts of said lots adjoin and front together 44 feet on the East side of Ninth Avenue, North and run back between parallel lines 168.5 feet to an alley.

Being the same property conveyed to Middle TN Affordable by Deed from Robert M. Wilson Jr., as Successor Trustee dated 5/7/03, of record in Instrument # 200307020091569, Register's Office for Davidson County, Tennessee. Also see deed to Strauss Sparks Jr., and Gladys P. Hasselbeck dated 8/16/91 in Book 8330, page 553 and Will of Strauss Sparks Jr., probated 9/17/96 in Probate Case No. 96P-1484, of the Probate Court for Davidson County, Tennessee.

CORPORATE ACKNOWLEDGEMENT

STATE OF TN
COUNTY OF DAVIDSON }

On the 20 day of JANUARY , 2004 (year), before me personally appeared DEAN ALAN JACOBS , who being by me duly sworn, did depose and say that he is the PARTNER of MIDDLE TN AFFORDABLE , the corporation described in and which executed the annexed document; that he knows the seal of said corporation; that the seal affixed is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that he signed his name thereto by like order.

On JANUARY 20 2004 before me, GREGG W. CLARKE , personally appeared DEAN ALAN JACOBS , personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature _____

Affiant ___Known _X_Unknown
ID Produced DRIVERS LICENSE

(Seal)

GREGG W. CLARKE
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JANUARY 28, 2006