1st
Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/23/04 12:40 2pgs
Fees:13.00 Taxes:358.53

20040423-0046442

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $96,900.00.

Affiant

Subscribed and sworn to before me this 20 day of April, 2004

Notary Public
My Commission expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Elizabeth DeBerry	SAME	081-16-0-138.01
1404 11th Avenue North		
Nashville, TN 37208		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Janet M. Hosale**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Elizabeth DeBerry**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Beginning at a point in the easterly margin of Eleventh Avenue North, said point of beginning being 56.50 feet north from the intersection of Eleventh Avenue North and Cheatham Street, thence North 14 deg. 30' West 51.25 feet to a point; thence North 75 deg. 30' East 67.16 feet to a point in the westerly margin of an alley; thence with the margin of said alley North 21 deg. 44' East 51.65 feet to a point; thence South 75 deg. 30' West 73.66 feet to the point of beginning.

Being the same property conveyed to Janet M. Hosdale, by deed from Low Income Housing Partners #2, LLC, on July 1, 2003, of record in Instrument Number 20030709-0094669, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters on plats of record in Book 21, page 23; and Book 547, page 3, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1404 11th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this April 20, 2004.

Janet M. Hosale
Janet M. Hosale

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Janet M. Hosale** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 20, 2004

My commission expires _____

Mary Maloney
Notary Public

