WARRANTY DEED

13.00
226.07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO.

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim Ayers	America's Wholesale Lender	119-06-0/72.00
(NAME)	(NAME)	
412 E. Thompson Lane	750 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Brentwood, TN 37027	
(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, **Shahrazad M. Worley, a single person.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jim Ayers** 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:

LAND in Davidson County, Tennessee, being Lot No. 10, on the Plan of W.C. Miller Lands, not of record, and being more particularly described as follows:

BEGINNING on the southerly margin of ELBERTA STREET, 300 feet East of the easterly margin of Miller Street, said beginning point being the common corner of Lot Nos. 9 and 10; thence with the line between said lots, southwardly 160 feet to the northerly line of Lot No. 22; thence with the northerly line of Lot Nos. 22 and 23, eastwardly 57 feet to the corner of Lot Nos. 10 and 11; thence with the line between said lots, northwardly 160 feet to the southerly margin of Elberta Street; thence with the southerly margin to the southerly margin of Elberta Street; thence with the southerly margin of said Street, westwardly 57 feet to the point of BEGINNING.

Being the same property conveyed to Shahrazad M. Worley by Warranty Deed from Fritzco Properties, LLC dated November 5, 2003 and filed for record in Instrument No. 20031110-0164344, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 81 Elberta Street, Nashville, TN 37210
(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 my hand this 8th day of June, 2004.

Shahrazad M. Worley

Davidson County DEEDWARR
Recvd: 06/14/04 09:23 2pgs
Fees:13.00 Taxes:226.07

20040614-0069698

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 6/8/2004, before me personally appeared Shahrazad M. Worley to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of June, 2004.

Commission expires: March 15, 2008

NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

Judith C. Jacobs

Notary Public