Davidson County DEEDWARR
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Fees:13.00 Taxes:514.30

20050207-0014052

RITA MANGRUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$139,000.00**.

Affiant

Subscribed and sworn to before me, this the 3rd day of February, 2005.

Notary Public

My commission expires: 3-1-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cherry B.. Waller	**CTX MORTGAGE**	**061-16-231.00**
1317 Ardee Avenue	**1750 Viceroy Drive**	
Nashville, TN 37216	**Dallas, TX 75235**	

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

Jordan Chassan, an unmarried man

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

Cherry B.. Waller, an unmarried woman

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 61, Block C and the east 1/2 of Lot 60 of Block C on the map of the Resubdivision of Sunnymeade of record in Plat Book 974, Page 56 and 57, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said Lot 61 and the easterly 1/2 of Lot 60 adjoin and front together 75 feet on the northerly side of Ardee Avenue and extends back 340.03 feet on the easterly line and 336.45 feet, more or less, on the westerly line to a rear line measuring 75 feet thereon.

Being the same property conveyed to Jennifer H. Krause and spouse, Jordan Chassan by deed dated July 10, 1995 from Grace B. Rose of record in Book 9727, Page 294, Register's Office for Davidson County, Tennessee. The said Jennifer H. Krause and Jordan Chassan having since divorced, Jennifer H. Krause conveyed to Jordan Chassan by deed dated October 25, 1997 of record in Book 10667, Page 729, said Register's Office.

This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **1317 Ardee Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 3rd day of February, 2005.

Jordan Chassan

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Jordan Chassan**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **3rd** day of **February, 2005.**

Notary Public

My Commission Expires: 3-1-08

