Return to:
EQUITY SEARCH, INC.
2200 21st Avenue South
Suite 409
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 05/17/05 15:17 2 pgs
Fees:13.00 Taxes:295.63
20050517-0055698

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **13th** day of **May, 2005** between **Matthew Sherrill,** ,GRANTOR, and **Linda Boyd ,** as GRANTEEs

WITNESSETH, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **TN,** to wit:

Being Lot No. 30 and part of Lot No. 31 in George Shields Subdivision as per plan in Book 57, Page 62, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 30 and part of Lot No. 31 front 58 feet on Scovel Street and run back between parallel lines 140 feet to an alley.

Being the same property conveyed to Henry C. Leftwich, Mary Leftwich, and William D. Leftwich, as joint tenants with right of survivorship, by Warranty Deed from Jack Keefe, Jr. of record in Book 1561, Page 327, filed for record on March 18, 1948; being further conveyed to Matthew Sherrill by Warranty Deed from Peggy D. Mathes, Administrator of the Estate of Gladys Leftwich of record in Instrument No. 20041102-0132046; and filed for record on November 2, 2004, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 which have been prorated and assumed by the Grantee(s); and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 s hereunto set grantor's hand(s) and seal this **13th** day of **May, 2005.**

Matthew Sherrill

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Sherrill, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 13th day of May, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

ALBORN L. HAGER, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 31, 2007

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $79900

Affiant

Subscribed and sworn before me this 13th day of May, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ALBORN L. HAGER, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 31, 2007

****

Prepared by:
Equity Search, Inc.
2200 21st Avenue S., Ste. 409
Nashville, TN 37212

Address of New Owner
Linda Boyd
1826 Scovel Street
Nashville, TN 37028

Send Tax Bills to:
Fremont Investment and Loan
4343 Anchor Plaza Pkwy.
Suite 150
Tampa, FL 33634

Map & Parcel Number:

081.15-0-467