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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/05 11:51 2 pgs
Fees:13.00 Taxes:396.34

20050602-0062399

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,120.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: July 19, 2008.

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 19, 2008

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE AND ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CYNTHIA L. GIFFORD	REALTY MORTGAGE CORPORATION	**72-10-28**
(NAME)	(NAME)	
1209 LITTON AVENUE	7000 EXECUTIVE CENTER DRIVE, WAVERLY BUILDING, STE 200	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	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, **BURTON NELSON, and DEBORAH NELSON, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CYNTHIA L. GIFFORD**, 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 THE WESTERLY 60 FEET OF LOTS NOS. 81,82 AND 83 ON THE MAP OF BRANSFORD REALTY COMPANY'S MAXEY AVENUEAND GALLATIN ROAD PROPERTY, AS OF RECORD IN BOOK 332, PAGE 44, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOTS NO 81, 82 AND 83 FRON T60 FEET ON THE NORTHERLY SIDE OF LITTON AVENUE AND RUNS BACK BETWEEN PARALLEL LINES WITH THE EASTERLY MARGIN OF AN ALLEY, 155 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO BURTON NELSON AND DEBORAH NELSON, HUSBAND AND WIFE BY DEED FROM BANK ONE, NATIONAL ASSOCIATION, F/K/A THE FIRST BANK OF CHICAGO, AS TRUSTEE OF RECORD IN INSTRUMENT NO. 20031006-0146704, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **1209 LITTON AVENUE, NASHVILLE, TN 37216**

(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 hands** this **27th day of May, 2005**.

BURTON NELSON

DEBORAH NELSON

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **BURTON NELSON, and DEBORAH NELSON, husband and wife**, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville,** Tennessee this **27th day of May, 2005.**

Commission expires: **July 19, 2008**

JUSTIN D. TATUM Notary Public

