Bk 34

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/24/05 08:55 2 pgs
Fees:13.00 Taxes:465.35

20050624-0072656

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,770.00

Sandra R. Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 2005

Notary Public

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: 1-20-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra R. Gardner (NAME)	Homecomings Financial Network (NAME)	MAP: 82-8
813 N 6th Street (ADDRESS)	2101 Rexford Road, Suite 168W (ADDRESS)	PARCEL 13.00
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Charlotte, NC 28211 (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, AJB Properties LLC

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

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. 67 of the Miller's Addition to Edgefield as of record in Book 57, Page 133, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

For source of title reference is made to Instrument Number 20041123-0140420, Register's Office for Davidson County, Tennessee.

The 15 foot alley located at the rear of said lot as shown an the plat was abandoned by Metropolitan Council Ordinance #69-829.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

unimproved ( )
This is improved (X) property, known as 813 N 6th Street, Nashville, Tennessee 37217
(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 21st day of June 2005

AJB Properties LLC
By:
Jim Brown, Member

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jim Brown and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Member ~~of the~~ _____ of the AJB Properties LLC the within named bargainor, and ~~corporation~~, and that he as such Member ~~and~~ _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ LLC by the said Jim Brown as such Member, ~~and attesting the same by the said as such~~ _____.

Witness my hand and official seal at office at Nashville, Tennessee 37217 on this the 21st day of June, 2005.

My commission expires 1-30-09

_____
Notary Public

LEON SHARBER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE