Realty 488

Davidson County DEEDWARR
Recvd: 07/07/05 15:26 2 pgs
Fees:13.00 Taxes:499.50
20050707-0078664

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

CHERYL L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO. TENN.

MY COMMISSION EXPIRES:
JULY 2, 2008

07-0505-82003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2005.

Notary Public
My commission expires: 7-2-08

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Jami Leigh Cedras<br>1918 Eastland Avenue<br>Nashville TN 37206 | Nations Home Funding, Inc.<br>761 Old Hickory Blvd., Ste 400<br>Brentwood, TN 37027 | 83-06-0-381 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Edward Lucien Cedras, Married** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jami Leigh Cedras, A Married Woman as Her Sole and Separate Property,** hereinafter called the Grantees, their successors 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. 9 and part of Lot No. 8 on the plan of the map of McEwen Place, as of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 and part of Lot No. 8 front together 59.5 feet on the southerly side of Eastland Avenue and run back 138.4 feet on the westerly line and 139 feet, more or less, on the easterly line to an alley, measuring 39.5 feet thereon.

Being the same property conveyed to Edward Cedras and wife, Jami Cedras by Warranty Deed from Laurel Gammon and wife, Regina Gammon, dated May 30, 2003, of record in Instrument Number 20030617-00834999, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Edward Lucien Cedras by Quitclaim Deed from Jami Harris Cedras, dated September 17, 2003, of record in Instrument Number 20031107-0163922. Jami Harris Cedras and Edward Lucien Cedras were divorced by Final Decree of the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 03D-2084.

Jami Harris Cedras and Jami Leigh Cedras are **not** one in the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1918 Eastland Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of June, 2005.

Edward Lucien Cedras

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edward Lucien Cedras, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 30th day of June, 2005.

CHERYL TAYLOR ~~Catherine R. Vass~~
State of Tennessee at Large

My Commission expires ~~05/24/08~~ 7-2-08

CHERYL L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO. TENN.
MY COMMISSION EXPIRES: JULY 2, 2008

CHERYL L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
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