Davidson County DEEDWARR
Recvd: 07/08/05 13:13 2 pg
Fees:13.00 Taxes:296.00
20050708-0079314

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050384

Send Tax Bills To:
SAME

New Owner is:
2411 Alameda Street
Nashville, TN 37208

MAP: 92-02
PARCEL: 415.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Brenda M. Chavers,** ~~**a married woman**~~ UNMARRIED, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kwame Duran Chavers, a married man** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee being Lot No. 92, Block 8, on the Plan of Subdivision of the Heffeman Place, of record in Book 161, page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to Brenda M. Chavers by Warranty Deed from Clarence Summey and wife, Laquita Summey dated June 14, 2002, recorded June 19, 2002, in Instrument No. 20020619-0074065 , Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 1st day of July, 2005.

GRANTOR:

Brenda M. Chavers

Brenda M. Chavers

ACKNOWLEDGEMENT

STATE OF ~~TENNESSEE~~ TEXAS)
COUNTY OF HARRIS)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Brenda M. Chavers** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 1st day of July, 2005.

BRENDA K. SELLS NOTARY PUBLIC STATE OF TEXAS EXPIRES 01-22-2007

Brenda K. Sells
Notary Public

My Commission Expires: 01-22-2007

STATE OF TEXAS)
COUNTY OF HARRIS)

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Brenda M. Chavers
Affiant

SWORN TO and subscribed before me this 1st day of July, 2005

Brenda K. Sells
NOTARY PUBLIC

My commission expires:

01-22-2007

BRENDA K. SELLS NOTARY PUBLIC STATE OF TEXAS EXPIRES 01-22-2007