This Instrument Prepared by and Return to:
~~Bell & Alexander Title Services, Inc.~~
~~204 Rivergate Parkway~~
~~Goodlettsville, TN 37072~~

Return To:
Pinnacle Title & Escrow, LLC
2109 Buena Vista Pike
Nashville, TN 37218
(615) 256-3353

MY COMMISSION EXPIRES
May 23, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $82,431.00.

Affiant

Subscribed and sworn before me this the 23rd day of September, 2005.

Notary Public
My commission expires:

RACHEL L. BELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Nicole Caldwell 1001 Elvira Avenue Nashville, TN 37216	American Home Mortgage 538 Broadhollow Road Melville, NY 11747	72-6-89.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Edith M. Jobe,unmarried hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Nicole Caldwell,_____ as , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

BEGINNING at a point, the Southwesterly corner of said Lot No. II on the Northern margin of Elvira Avenue, thence Easterly with the Northern margin of said Avenue 50 feet to a point, thence Northerly at the right angles 150 feet to a point, thence Westerly parallel with the Northern margin of Elvira Avenue 50 feet, thence at right angles Southerly with the margin of Elvira Avenue 50 feet; thence at right angles Southerly with the Eastern line of the Anderson Place 150 feet to the place of beginning.

Being the same property conveyed to Edith M. Jobe, unmarried by Warranty Deed from Joe L. Wall and Mike Suggs , of record on Book7516, page 217, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1001 Elvira Avenue, Nashville, TN 37216.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 23rd day of September, 2005.

Edith M. Jobe

Davidson County DEEDWARR
Recvd: 10/17/05 15:49 2 pgs
Fees:13.00 Taxes:304.99

20051017-0125253

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edith M. Jobe, 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 and official seal this 23rd day of September, 2005.

My commission expires: 11-25-07

Darlene Short
Notary Public

