25-1-495

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 11/10/05 11:32 2 pgs
Fees:13.00 Taxes:592.00

20051110-0136382

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **October, 2005** by and between **Beulah Properties LLC** , herein after referred to as GRANTOR, and **Jeffrey Jacobson** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots No. 12, 13, 14 and the easterly 35 feet of Lot No. 15 on the Plan of George Shield's Second Addition to North Nashville, of record in Book 57, page 146, Register's Office for said County.

Said Lots No. 12, 13, 14 and part of Lot No. 15 front together 185 feet on the northerly side of Buchanan Street and extend back between parallel lines 150 feet to an alley.

This conveyance is subject to the following:

1. All matters appearing on the plan of George Shield's Second Addition to North Nashville of record in Book 57, page 146, Register's Office for said County.

2. Notice of Vacated Property of record in Instrument No. 20030501-0058056, Register's Office for said County.

Being the same property conveyed to Beulah Properties, LLC, a Tennessee limited liablity company by Instrument of Correction from The Greater Nashville Investment Group, a Tennessee limited partnership, dated March 4, 1999, of record in Book 11436, page 783, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 2204 Buchanan Street, Nashville, TN 37208

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Frances Scales

Frances Scales
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Susan Harville Notary Public of said State and County aforesaid, personally appeared Frances Scales with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be Chief Manager of Beulah Properties LLC, the within named bargainor, a corporation, and that he/she as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as Chief Manager.

Witness my hand and seal, at office in Franklin, this the **31st** day of **October, 2005.**

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Name and Address of Property Owner:
Jeffrey Jacobson
2204 Buchanan Street, Nashville, TN 37208

Send Tax Statements to:
Jeffrey Jacobson
414 Fourth Street, [redacted] Antioch, CA 94509

Map and Parcel--081.06-0-484.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$160,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **October, 2005.**

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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