WARRANTY DEED

JEANEAN WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires JULY 22, 2009

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,298.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th day of November, 2005.

(Affix Seal)

Notary Public

My Commission Expires:

AT-20050043

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Alma Emma Hall Easley	NEW OWNER	082-03-0 402.00
330 Vaughn Street		
Nashville, TN 37207		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Velva Lois Hereford,*hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Alma Easley and husband, Clarence Easley, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit: *unmarried

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 6 in the J. M. Easterly Addition to East Nashville, a plan of which is of record in Book 57, page 138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more detailed description.

Being the same property conveyed to Velva Lois Hereford from John Louis Guthrie by Quitclaim Deed dated October 29, 2004 and recorded December 9, 2004 in Instrument #20041209-0146902, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 330 Vaughn Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 10th day of November, 2005

Velva Lois Hereford

Davidson County DEEDWARR
Recvd: 11/16/05 13:43 1 pgs
Fees:13.00 Taxes:393.30
20051116-0138591

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Angie McClanahan, a Notary Public in and for said County and State, the within named Velva Lois Hereford , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson Co., Nashville, Tennessee, this 10th day of November, 2005.

Angie McClanahan
Notary Public

ANGIE MCCLANAHAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires: 7-19-08