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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/23/05 13:04 2 pgs
Fees:13.00 Taxes:562.40

20051123-0141893

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$152,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **21ST DAY OF NOVEMBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BENJAMIN M. OGLETON, II	CTX MORTGAGE COMPANY, LLC.	**81-16-593**
(NAME)	(NAME)	
1014 A JACKSON STREET	POST OFFICE BOX 199114	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37208	DALLAS, TX 75219-9114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KHIRA TURNER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN M. OGLETON, II and CHANDRA S. OGLETON, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TN BEING THE EASTERLY 20 FEET OF LOT 17 AND THE WESTERLY 10 FEET OF LOT NO. 16 ON THE MAP OF B.W. HALLS PLAN OF LOTS, OF RECORD IN BOOK 17 PAGE 261, REGISTER'S OFFICE FOR SAID COUNTY, TN. SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 30 FEET ON THE NORTH SIDE OF JACKSON STREET AND RUN BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO KHIRA TURNER BY DEED FROM RONALD C. SMITH, SR. AND SANDRA P. GRAVES OF RECORD IN INSTRUMENT NO. 20031112-0165360 DATED OCTOBER 28 2003 AND RECORDED NOVEMBER 12, 2003 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **1014 A JACKSON STREET, NASHVILLE, TN 37208**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; 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 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 **21ST day of NOVEMBER, 2005**.

Khira Turner

KHIRA TURNER

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **KHIRA TURNER** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the fore going instrument for the purpose there in contained, and that she executed the same as their act and Deed.

Witness my hand and official seal at **Nashville**, Tennessee this **21st day of NOVEMBER, 2005.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

