WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/28/05 10:44 2 pgs
Fees:13.00 Taxes:233.10

20051128-0142631

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st Day of November, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SHELBY CO. TN COMM. EXP.

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc., 1181 Nashville Pike Gallatin, TN 37066

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie Webb	Valerie Webb	92-3-0 407.00
(NAME) 2219 Morena Street	(NAME) 2219 Morena Street	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we, **Alphonso Harvey**,unmarried hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Valerie Webb** , Single hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located at 2219 Morena Street, Nashville, TN 37218.

Land in Davidson County, Tennessee, being Lot No. 5-B, Zone Lot Division, part of Lot No. 5, E. Harding Lytle Subdivision, as of record in Book 6200, page 303, Register's Office for Davidson County, Tennessee, to which Plat reference is here made for a more complete and accurate description.

Being the same property conveyed to Alphonso Harvey, unmarried by Warranty Deed from Jim A. Attar, Hassan Eslami, and Saeed S. Monemi, dated October 9, 2001 and filed of record in Instrument No. 20011015-0111835, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated.

This is unimproved ( )
improved(X) property, known as 2219 Morena 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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(S), 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 21st Day of November, 2005.

Alphonso Harvey

STATE OF TENNESSEE)

ss

COUNTY OF ~~Davidson~~ SUMNER)

Before me, the undersigned Notary Public, personally appeared Alphonso Harvey, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he~~ executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st Day of November, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

