State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $139,900.00.

Subscribed and sworn to before me, this 22nd day of November, 2005.

My Commission Expires: 1-27-07

Affiant

Notary Public

File No. N14365

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/05 12:30 2 pgs
Fees:13.00 Taxes:517.63

20051219-0151862

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Daphne Gholston		NAME: Daphne Gholston	
STREET ADDRESS: 314 Prince Avenue		STREET ADDRESS: 314 Prince Avenue	
CITY: Nashville	STATE: Tennessee	CITY: Nashville	STATE: Tennessee
ZIP CODE: 37207		ZIP CODE: 37207	
MAP & PARCEL NO.: 071-08-0-072.00			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, ***Humberto Nunez***

Hereinafter called Grantor has, bargained and sold, and by these presents do hereby transfer and convey unto ***Daphne Gholston***

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Being the easterly half of Lot No. 25 on the J.B. Haynie's Oriental Plan in the 12th formerly the 17th Civil District of Davidson County, Tennessee, of record in Book 161, Pages 26 and 27, said Register's Office.

The said easterly half of Lot No. 25 fronts 50 feet on the south side of Prince Street and runs back between parallel lines 140 feet to an alley.

BEING the same property conveyed to Humberto Nunez, unmarried by Warranty Deed from Robert L. Jones and wife, Kathy P. Jones, dated 12/03/04, recorded 12/07/04, as Document No. 200412070145582, Davidson County, Tennessee.

This is improved property known as ***314 Prince Avenue, Nashville, TN 37207***

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

Unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 22nd day of November, 2005.

Humberto Nunez.
Humberto Nunez

State of Tennessee
County of Davidson } ss

On this the 22nd day of November, 2005, before me, the undersigned Notary Public, personally appeared **Humberto Nunez**, known to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires 1-31-07

NOTARY PUBLIC

WARRANTY DEED