WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/06/06 14:39 1 pg
Fees:13.00 Taxes:292.30

20060206-0014669

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2006.

MY COMMISSION EXPIRES: May 23, 2009

MY COMMISSION EXPIRES:

RACHEL L. BELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah S. Blake	Suntrust Mortgage, Inc.	81-7-119.00
(NAME)	(NAME)	
1004 Clay Street	201 4th Ave. N. 7th Floor	2W 09865
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37219	
(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, Mattlyn Lake (f/k/a Mattie P. Lake), HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah S. Blake, a married person, 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, Tennessee, being the westerly 48 feet of Lots Numbers 37 and 38 in the subdivision of Lot Number 7 in J. C. Owen's Plan of Buena Vista Lots, as of record in Book 57, Page 26, of the Register's office for Davidson County, Tennessee.

Being the same property conveyed to Mattie P. Lake by deed from Lashonda A. Moore, dated December 8, 2002, of record in Instrument # 20021226-0158735, Register's Office for Davidson County, Tennessee. Further conveyed by Quitclaim Deed dated October 13, 2002 and filed of record in Instrument # 20021023-0130101, Said Register's Office.

Dwayne Bell executed this instrument on behalf of Mattlyn Henderson pursuant to a Power of Attorney of record in Instrument# 20060206 0014668, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1004 Clay 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 31st day of January, 2006.

Mattlyn Henderson
By: Dwayne Bell
Dwayne Bell, Attorney in Fact

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dwayne Bell, with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Mattlyn Henderson as her Attorney in Fact as the free act and deed of the within named Mattlyn Henderson.

Witness my hand and official seal at Nashville, Tennessee this 30th day of January, 2006.

Commission expires:

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Rachel Bell Notary Public

MY COMMISSION EXPIRES: May 23, 2009