10

WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$30,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **7TH DAY OF FEBRUARY, 2006.**

Notary Public

MY COMMISSION EXPIRES: **May 23, 2009.**
(AFFIX SEAL)

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

Davidson County DEEDWARR
Recvd: 02/09/06 15:18 2 pgs
Fees:13.00 Taxes:111.00

20060209-0016358

THIS INSTRUMENT WAS PREPARED BY
Esquire Title and Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oakley Groves Properties	**Oakley Groves Properties**	**91-7-152**
(NAME) **4801 Tennessee Avenue**	(NAME) **707 42ND Avenue North**	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Nashville, Tennessee 37209**	
(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, **Jimmy Byford and Janette Byford, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Oakley Groves Properties**, 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 Lots Nos. 702, 704 and the easterly 10 feet of Lot No. 706 in Block 111, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County.

Said Lots Nos. 702 and 704 and easterly 10 feet of lot No. 706 join front together 70 feet on the southerly side of Tennessee Avenue and run back between parallel lines 250 feet to an alley.

Being the same property conveyed to Jimmy D. Byford and wife, Janette Byford by Deed from Nellie Keeton Davidson, unmarried of record in Book 10640, Page 733, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **4801 Tennessee Avenue, Nashville, TN 37209**

(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 **our hands** this **7th day of February, 2006.**

Jimmy D. Byford
Jimmy Byford

Janette Byford
Janette Byford

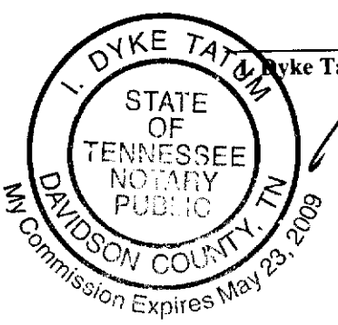
STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **Jimmy D. Byford and Janette Byford, husband and wife**, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **7th day of February, 2006**.

Commission expires: **May 23, 2009**



Dyke Tatum Notary Public