Davidson County DEEDWARR
Recvd: 04/13/06 15:20 3 pgs
Fees:18.00 Taxes:301.55

20060413-0042813

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

G-JTG-05-6101

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00

Affiant

Subscribed and sworn to before me this 7th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsey Repp	Lindsey Repp	
6101 New York Avenue	(NAME) 6101 New York Avenue	91-2-91.00 ~~AND 91.01~~
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	91-2-91.01
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN EDWIN HARRIS, SR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LINDSEY REPP, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 81 FEET OF LOT NO. 2 AND THE EASTERLY 10 FEET OF THE NORTHERLY 81 FEET OF LOT NO. 4, BLOCK 20, ON THE MAP OF CHEROKEE PARK SUBDIVISION, AS OF RECORD IN BOOK 161, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NOS. 2 AND 4 FRONT TOGETHER 60 FEET ON THE SOUTH SIDE OF NEW YORK AVENUE AND EXTEND BACK BETWEEN PARALLEL LINES ALONG THE WEST MARGIN OF 61ST AVENUE NORTH 81 FEET TO A DEAD LINE IN THE REAR.

TRACT II:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTH 34.5 FEET OF LOT NO. 2 AND THE EAST 10 FEET OF THE SOUTH 34.5 FEET OF LOT NO. 4, BLOCK 20, CHEROKEE PARK SUBDIVISION, AS OF RECORD IN BOOK 161, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF SAID LOTS FRONT 34.5 FEET ON THE WESTERLY SIDE OF 61ST AVENUE NORTH, AND RUN BACK BETWEEN PARALLEL LINES ALONG THE NORTH MARGIN OF THE FIRST ALLEY SOUTH OF NEW YORK AVENUE SIXTY (60) FEET TO A DEAD LINE. ALSO KNOWN AS NO. 1509-61ST AVENUE NORTH, NASHVILLE, TENNESSEE.

TRACT III:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 34 1/2 FEET OF THE SOUTHERLY 69 FEET OF LOT NO. 2 AND THE NORTHERLY 34 1/2 FEET OF THE SOUTHERLY 69 FEET OF THE EASTERLY 10 FEET OF LOT NO. 4 OF BLOCK 20 ON THE MAP OF CHEROKEE PARK SUBDIVISION, AS OF RECORD IN BOOK 161, PAGE 75, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOTS NOS. 2 AND 4 FRONTS 34 1/2 FEET ON THE WESTERLY SIDE OF 61ST AVENUE, NORTH, FORMERLY 20TH STREET, AND RUNS BACK BETWEEN PARALLEL LINES 60 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO JOHN EDWIN HARRIS, SR. BY WARRANTY DEED FROM RAYMOND A. DAY, TRUSTEE WITH FULL POWER TO MORTGAGE, SELL, CONVEY AND ENCUMBER WITHOUT JOINDER OR ANY THIRD PARTY BENEFICIARY, RECORDED ON THE 7TH DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050607-0065011, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY,

TENNESSEE, AND BEING THE SAME PROPERTY CONVEYED TO RAYMOND A. DAY, TRUSTEE, BY DEED RECORDED DECEMBER 21, 2004 IN INSTRUMENT NUMBER 20041221-0151610, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Steven P Jeffords by deed from Kenneth R. Stewart recorded as instrument Number 20041221-0151609, Register's Office for Davidson County , Tennessee.

This conveyance is subject to a) 2005 property taxes; b) instruments of record in Book 161, Page 75, said register's office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )

This is improved (X) property, known as 6101 New York Avenue, Nashville, Tennessee 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 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 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 7th day of April, 2006.

John Edwin Harris Sr.

John Edwin Harris, Sr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Edwin Harris, Sr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of April, 2006.

Rita B. Mitchell

Notary Public

My Commission Expires: 6-14-07

(SEAL)

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903