Davidson County DEEDWARR
Recvd: 04/21/06 11:03 1 pgs
Fees:13.00 Taxes:53.65

20060421-0045878

WARRANTY DEED

This instrument was prepared by: *Attorney Edward T. Kindall*
1326 Eighth Avenue North
Nashville, Tennessee 37208

State of Tennessee)
County of Davidson) *The actual consideration of value whichever is greater, for this transfer is* $ 14, 500.00

Subscribed and sworn to before me, this the 11th day of April 2006.

Barbara E. Hill
Notary Public
My Commission expires 01/24/09

Benjamin F. Tidwell Jr.
Affiant

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

Address New Owner	Send Tax Bills To:	Map Parcel No.
George Ganaway 1921 10th Avenue North Nashville, Tennessee	"	81-7-467

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Javonna Lynn Black, unmarried.** by these presents do hereby transfer and convey unto **George Ganaway,** his successors and assigns, **all** of her rights and interest in and to the following described tract of land in Davidson County, Tennessee, to wit:

BEING Lot No. 11 on the Map showing the Subdivision of Lot No. 2 of the Thomas Woodard Subdivision, as of record in Plan Book 2, page 104, Chancery Court.

SAID Lot fronts 50 feet on the west side of 10th Avenue, North, formerly Maple Street, and runs back between parallel lines, 170 feet to the easterly margin of Owen Street.

BEING the same property conveyed to Javonna Lynn Black by Warranty Deed from Steven Jeffords, of record in Instrument Number 20031013-0151340, Register's Office for Davidson County, Tennessee.

This is investment property and has never been the residence of Grantor nor any spouse of hers.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office.

This is unimproved property known as: 1921 10th Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract 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 11th day of April, 2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Javonna Black
Javonna Lynn Black

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Javonna Black Barbara Hill **a Notary Public in and for said County and State, the within named,** Javonna Black **the Bargainor (s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that** she **executed the within instrument for the purposes therein contained.**

WITNESS my hand and official seal at Nashville Tennessee, this 11th day of April, 2006.

Barbara E. Hill 01/24/09
Notary Public My Commission expires

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009