WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/08/06 15:50 2 pgs
Fees:13.00 Taxes:307.84
20060508-0053704

NATALIE MARSH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$83,200.00.**

Daphne M. Davis
Affiant

Subscribed and sworn to before me this 5th day of May, 2006

Notary Public
My Commission expires: 01-05-2010
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Shawanda L. Harris	SAME	071-16-0-083.00
1312 Montgomery Avenue		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Carla Wall**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Shawanda L. Harris, a single person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the southerly one hundred feet of Lot 16 on Belle View, a plan of William and Hays Subdivision of the Pullen Lands, as of record in Book 221, page 51, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Carla Wall, by deed from Lena Baker, unmarried, on December 5, 2003, of record in Instrument Number 20031215-0178685, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 071-16-0-083.00.
- Subject to all matters as shown on the Plan of record in Book 332, page 51, Register's Office Davidson County, Tennessee.

This is improved property known as: **1312 Montgomery Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 5, 2006.

Carla Wall
Carla Wall

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carla Wall** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 5, 2006

My commission expires 01-05-2010

Natalie Marsh
Notary Public

