WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/10/06 11:14 2 pgs
Fees:13.00 Taxes:555.00
20060510-0054853

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: March 21, 2009
(AFFIX SEAL)

TIFFANY R. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2200 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia C. Matthews	GMAC Mortgage Corporation	117-8-127
(NAME)	(NAME)	
1506 Ferguson Ave.	6 Cadillac Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212-6112	Brentwood, TN 37027	
(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, Lawrence Buford Choate, Jr. and Vevlone Graig-McMurry and Joanne Choate Millon, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia C. Matthews, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 1510 Ferguson Avenue, Nashville, TN 37212
(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 5th day of May, 2006.

Joanne Choate Millon

Lawrence Buford Choate, Jr.

Vevlone Graig-McMurry

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lawrence Choate, Vevlone Craig, and Joanne Millon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of May 2006.

Commission expires:

KEVIN LAMONT MOORE STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires March 9, 2010

Notary Public

File No.: 103206

EXHIBIT A

Land in Davidson County, Tennessee, being the east 50 feet of Lot No. 153 on the Map of Victoria Place as of record in Book 332, page 10, Register's Office for said County.
Said part of said lot fronts 50 feet on the northerly side of Ferguson Avenue and runs back between parallel lines, 152 feet to an alley.

Being the same property conveyed to HURLEY CRAIG, JR. AND WIFE, JENNIE CRAIG, by deed from JACK T. COHEN AND WIFE, BESSIE D. COHEN, of record in Book 4324, page 661, dated April 10, 1969, said Register's Office. The said Jennie Craig A/K/A Jennie Maude Craig has since died and husband Hurley Craig, Jr., has predeceased her. The heirs at law of Jennie Craig A/K/A Jennie Maude Craig are identified as Vevlon McMurry, Joann C. Millon, and Lawrence Choate, being of record in a certain Affidavit of Heirship filed as Instrument No. 20060510-0054852, Register's Office for Davidson County Tennessee. This is improved property commonly known as 1510 Ferguson Ave, Nashville, TN. 37212.