WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/15/06 11:27 2 pgs
Fees:13.00 Taxes:506.90

20060515-0056648

LORAS VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$137,000.00**

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 21 DAY OF ~~MARCH,~~ April **2006.**

NOTARY PUBLIC

MY COMMISION EXPIRES 7-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
JOHN R. MARABLE	**SAME**	**070.04-0-090.00**
625 WEST NOCTURNE DRIVE		
NASHVILLE, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF **$137,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES EDWARD TEARS AND WIFE, HATTIE ADAMS TEARS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

JOHN R. MARABLE, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 54 on the Map of Haynee Heights, Section II, as of record in Book 2331, Page 58, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the southerly margin of Manilla Street, the common corner of Lot Nos. 54 and 55; thence with the line between the said two lots, southerly 344.5 feet to a point; thence easterly 130.4 feet to a point in the westerly margin of an unnamed street; thence with the margin of the same, northerly 320 feet to the beginning of a curve; thence around said curve in a northwesterly direction 39.3 feet to a point in the southerly margin of said Manilla street; thence with the margin of the same, westerly 105.4 feet to the beginning.

Being the same property conveyed to James Edward Tears and wife, Hattie Adams Tears by Warranty Deed from Woodrow Jones and wife, Florence Jones dated 09/09/65 and filed for record 09/13/65 in Book 3934, Page 139, Register's Office for Davidson County, Tennessee.

Subject to easement of record, in Book 6186, Page 316, said Register's Office.

This ( )Unimproved
(X) Improved property is known as: **625 WEST NOCTURNE DRIVE NASHVILLE, TN 37207**

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 not 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 ever 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 21 day of ~~MARCH~~ April, 2006

JAMES EDWARD TEARS

Hattie Tears

HATTIE ADAMS TEARS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **JAMES EDWARD TEARS AND HATTIE ADAMS TEARS,** the named bargainor(s), with whom I am personally acquainted and/or proved to me on the basis of satisfactory evidence, and who acknowledged that **THEY** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville - Davidson Co., **Tennessee.**

This 21 day of ~~MARCH~~ April, **2006.**

Notary Public

My Commission Expires: 7-10-08

LORAS VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN.