WARRANTY DEED

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$69,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2006.

Notary Public

My commission expires: 5/20/06

(AFFIX SEAL)

DANNY L. SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogen
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jarvis Mosby Cassandra Mosby	**SAME AS NEW OWNER**	**092050260000**
3302 Clifton Ave		
Nashville, TN 37209		

Davidson County DEEDWARR
Recvd: 06/06/06 11:18 2 pgs
Fees:13.00 Taxes:255.30
20060606-0066692

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Sharon Manley

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

Jarvis Mosby II and wife Cassandra Mosby

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:

Land in Davidson County Tennessee, being Lot No. 105, of the Plan of College Hill Subdivision, Section 4, as of record in Book 2330, page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 105 fronts 58.02 feet on the Northerly side of Clifton Avenue and runs back 109.4 feet on the westerly line and 108.9 feet on the easterly line to a 20 foot alley on which measures 58 feet.

Being the same property conveyed to Sharon Manley, by Quitclaim Deed from Ethel D. Corley, a widow, dated 08/18/00, of record in Instrument No. 200009290096492, Register's Office for Davidson County, TN.

This is improved (_X___) Unimproved (____) property, known as **3302 Clifton Ave, Nashville, TN 37209**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **15th** day of **May, 2006.**

Sharon Manley

Sharon Manley

Leonard L. Manley, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Sharon Manley,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of **May, 2006.**

Danny L Smith

Notary Public

My Commission Expires: 5/20/06

