WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/07/06 13:38 2 pgs
Fees:13.00 Taxes:416.25

20060607-0067656

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$112,500.00.**

Affiant

Subscribed and sworn to before me this 31 day of May, 2006

Notary Public
My Commission expires: 9-22-07
(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:
Jiji Matthew	Jiji Mathew	105-06-0-190.00
1807 1/2 21st Ave S.	1807 1/2 21st Ave. South	
Nashville, TN 37212	Nashville, TN 37212	

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, **Brian Cummings and Lilla Marigza**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jiji Matthew**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*Lilla Marigza and Lilla Marigza Cummings neing one in the same person

Being Lot No. 1 on the plan of Edgehill Estates, Section 79, of record in Book 4715, page 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brian Cummings and Lilla Marigza, husband and wife, by deed from Sylvan Property Group, LLC, on September 11, 2003, of record in Instrument Number 20030912-0134116, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 4715, page 119, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4220, page 723, Register's Office for Davidson County, Tennessee.

This is improved property known as: **750 Alloway Street, Nashville, TN 37203**

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 31, 2006.

Brian C Cummings

Lilla Marigza Cummings

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brian Cummings and Lilla Marigza Cummings**to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 31, 2006

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY