THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03070

Davidson County DEEDWARR
Recvd: 06/13/06 09:23 2 pgs
Fees:13.00 Taxes:329.30

20060613-0070034

Property Address:
3025 Indiana Ave., Nashville, TN 37209 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **James A. Sowell**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Jacqueline J. Ivery, as Sole Owner,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being the West ½ of Lot No. 28 on the Plan of A.W. Wills Subdivision, as of record in Book 161, Page 107, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 60 feet on the Southerly side of Indiana, Formerly Locust Street and runs back between parallel lines, 125 feet to an alley.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a special warranty deed from Pledged Property II, LLC, dated November 2, 2004, and recorded November 16, 2004, in the Register's Office for Davidson County, Tennessee, Instrument Number 20041116013729O.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 5th day of May, 2006.

James A. Sowell {Seal}

James

State of TENNESSEE
County of DAVIDSON

On this the 5th day of May, 2006, before me, the undersigned officer, personally appeared James A. Sowell, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public

My Commission expires: 7-19-08

I hereby Swear or affirm that the actual consideration for this transfer, or the value of the property, which ever is greater is $89,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 5th of May, 2006.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public

My Commission expires: 7-19-08

Name of Owner and Property Address:
Jacqueline J. Ivery
3025 Indiana Ave
Nashville, TN 37209

Person Or Entity Responsible For Payment Of Taxes:
Jacqueline J. Ivery
3025 Indiana Ave
Nashville, TN 37209

Tax Parcel ID#: 095-09-0-108.00