Davidson County DEEDWARR
Recvd: 06/27/06 13:13 2 pgs
Fees:13.00 Taxes:22.20

20060627-0076783

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-TH-06-077

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-2906
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracey Hunters	New Owner (NAME)	
77 Robertson Street (ADDRESS)	69 Trimble St (ADDRESS)	93-16-426
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37210 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SOUTH NASHVILLE CHURCH OF CHRIST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TRACEY HUNTERS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 3 IN BLOCK "F" OF HERMITAGE ADDITION, OF RECORD IN BOOK 57, PAGE 43, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS:

SAID PART OF LOT NO. 3 FRONTS 30 FEET ON THE SOUTHERLY SIDE OF ROBERTSON STREET AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO SOUTH NASHVILLE CHURCH OF CHRIST BY INSTALLMENT DEED FROM ROBERT LEE MCADOO AND WIFE, EMMA LEE MCADOO AND GRETA M. GREY, UNMARRIED, RECORDED MARCH 19, 1991 IN DEED BOOK 8311, PAGE 558, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) plat of record in Book 57, Page 43; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 77 Robertson Street, Nashville, Tennessee 37210
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 22nd day of June, 2006.

South Nashville Church of Christ
BY: William E. Coure

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of June, 2006, before me personally appeared William E Coure, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of South Nashville Church of Christ, the within named bargainor, a corporation, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of June, 2006.

Notary Public

My Commission Expires: 7-29-06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903