Davidson County DEEDWARR
Recvd: 07/05/06 12:02 2 pgs
Fees:13.00 Taxes:157.25

20060705-0080108

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44727 FILE BOX "7"

WARRANTY DEED

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/22/10

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sybil McCrosky	SAME AS NEW OWNER	93-16-97
210 Sunnycrest Drive		
Murfreesboro, TN 37129		

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

Saul Jenkins and wife, Carol Jenkins

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

Sybil McCrosky

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:

Tract 1: Land in Davidson County, Tennessee, being the eastelry 115 feet of Lot No. 170 on the Map of Maury and Claiborne Addition to Nashville of record in Book 21, Pages 84 & 85, Register's Office for said County.

Said part of asid lot fronts 35 feet on the westerly side of Maury Street and extends back between parallel lines, along the southerly margin of Fain Street, formerly spring Street 115 feet to a dead line.

Tract 2: Land in Davidson County, Tennessee, being the eastgerly 115 feet of Lot 171 on the map of Maury and Clairobne Addition to Nashville of record in Book 21, pages 84 & 85, Register's Office for said County.

Said part of said lot fronts 35 feet on the westelry side of Maury Street and extends back between parallel lines 115 feet to a dead line.

Being the same property conveyed to Saul jenkins, married, by deed from Joyce D. Paschall, married, of recored in Instrument Number 20021209-0151283, Register's Office for Davidson County, Tennessee. The said Julius A. Paschall, Jr., husband of Joyce D. Paschall, joined in said conveyance for the purpose of conveying whatever right, title and intereset he might have had in said property by virtue of marriage to Joyce D. Paschall.

Unimproved ( )
This is improved (X) property known as 76 Maury Street, Nashville, TN 37210

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 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 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 26th day of June, 2006

Saul Jenkins

Carol Jenkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Saul Jenkins and wife, Carol Jenkins, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of June, 2006

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010