WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/06 10:10 2 pgs
Fees:13.00 Taxes:347.80

20060707-0081567

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $94,000.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 24TH DAY OF MAY, 2006

NOTARY PUBLIC

MY COMMISION EXPIRES 3/17/07
(AFFIX SEAL)

LARGE SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC **109 CUDE LANE MADISON TN 37115**

Address New Owner(s) As Follows:	Send Tax Bills To:	Map and Parcel Number:
Linda Goss	Argent Mortgage	
312 Alice Avenue	PO Box 11856 same	147/07/0/198.00
Nashville, TN 37211	Orange CA. 92856	
(City) (State) (Zip)	(City) (State) (Zip)	

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, WE, **Lula Sharber and Lula F. Baker**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Linda Goss**
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** County, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being lot No. 1 as shown on the Plan of resubdivision of Lots 30, 31, and 32 Subdivision of Pritchett Land at Providence of record in Book 8250, Page 674, said Register's Office.

Being the same property conveyed to Lula Sharber and Lula F. Baker as tenants in common with rights to survivorship by Warranty Deed from Lake Providence Missionary Baptist Church 01/30/97 and filed for record 01/31/97 in Book 10335, Page 84, Register's Office for Davidson County, Tennessee.

Subject to any and all easements restrictive covenants and conditions, set back lines and all matters of record, including all items set out on any applicable plat of record. 2006 taxes have been prorated, all subsequent years not yet due and payable.

( )Unimproved
This is (X)Improved property known at: **312 Alice Avenue**
Nashville, TN 37211

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 not 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 unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 hand this 24th day of May, 2006

Lula Sharber
Lula Sharber
Attorney in fact

Lula F. Baker
Lula F. Baker
Attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24 day of May, 2006, before me personally appeared Jan Adkins, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lula Baker, and who acknowledge that she executed the same as the free act and deed of _____.

Witness my hand and official seal at Nashville
This 24 day of May, 2006

LISA M. VASS
NOTARY PUBLIC
Notary Public
AT LARGE
SUMNER COUNTY, TN

My Commission Expires: 3/4/07