Davidson County DEEDWARR
Recvd: 07/13/06 13:54 2 pgs
Fees:13.00 Taxes:318.39

20060713-0084551

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027

FROM: Dolly W. Choate, Grantors
TO: Theresa J. Allison, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers Theresa J. Allison 1811 Hailey Avenue Nashville, TN 37218	Same as Owner	81.01-0-019.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $ 86,050.00.

Sheba Brendine
Affiant

Subscribed and sworn to before me this the 30th day of June, 2006.

My commission expires: 11-25-06

Notary Public
NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **DOLLY W. CHOATE**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **THERESA J. ALLISON**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being parts of Lot No. 49. and 50 on the plan of Hailey's Subdivision of part of Block 5 of G. T. Sheagog's Subdivision at Bordeaux, of record in Book 547, page 155, Register's Office for said County, and also being shown as Lots 9 and 10 and the southwesterly 15 feet of Lot No. 11, Block "B" on the plan of an unrecorded Subdivision of certain lots in said Hailey's Subdivision, Said parts of said Lots 49 and 50, or Lots Nos. 9 and 10 and said part of Lot No. 11 front together 65 feet on the northwesterly side of Hailey Avenue and run back between parallel lines 150 feet to a dead line

Being the same property conveyed to Percy W. Choate, Jr. and wife, Dolly W. Choate, by deed of record in Book 1432, page 284, Register's Office for Davidson County, Tennessee; the said Percy W. Choate, Jr. having since died.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: **1811 Hailey Avenue, Nashville, TN 37218.**

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 30 day of June, 2006.

"GRANTORS"

Dolly W. Choate

Dolly W. Choate

STATE OF Louisiana)
COUNTY OF Jefferson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Dolly W. Choate, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Kenner, La ~~Tennessee~~ this 30 day of June, 2006.

My commission Expires: Life

Barbara G. Botsay
Notary Public

Seal
BARBARA G. BOTSAY NOTARY PUBLIC JEFFERSON PARISH, LA

OFFICIAL SEAL
BARBARA G. BOTSAY
NOTARY PUBLIC - LOUISIANA
NOTARY #12022
PARISH OF JEFFERSON
My Commission Is For Life