WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/17/06 09:21 2 pgs
Fees:13.00 Taxes:573.50

20060717-0085393

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Alison K Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2006.

Christine Lind
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC SUMNER COUNTY, TENN. STATE OF TENNESSEE Exp. 8/9/09

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Deal	New Owner	
(NAME)	(NAME)	103-3-211
238 54th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ELIZABETH ANN DAWSON AND VIRGINIA MAE DAWSON GRAVES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES A. DEAL,** 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of H. S. Hunter's Re-Subdivision of Block No. 7, Sylvan Park, as of record in Book 974, page 23, Register's Office for said County.

Said Lot No. 3 fronts 53 feet on the westerly side of 50th Avenue North and runs back between parallel lines 172.5 feet to a dead line.

Being the same property conveyed to Woodrow J. Dawson and wife, Elizabeth J. Dawson by deed from Ashley P. Hill and wife, Kathleen Boyd Hill, of record in Book 2148, page 503, Register's Office for Davidson County, Tennessee. The said Woodrow J. Dawson having predeceased the said Elizabeth J. Dawson and the said Elizabeth J. Dawson having since died and by her Will of record as Image No. 3988/736082, Case No. 02P-870, Probate Court Clerk's Office for Davidson County, Tennessee, devised the subject property to Elizabeth Ann Dawson and Virginia Mae Dawson Graves.

This is not the principal place of residence of the Grantors named herein.

unimproved ☐

This is improved ☒ property, known as 135 50th Avenue North, Nashville, TN 37209

(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 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 our hands this 14th day of July, 2006.

Elizabeth Ann Dawson

Elizabeth Ann Dawson

Virginia Mae Dawson Graves

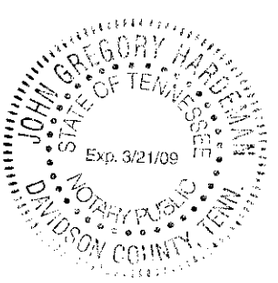
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Ann Dawson and Virginia Mae Dawson Graves, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this ~~12th~~ 14th day of July, 2006.

Commission expires:



Notary Public