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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/10/06 15:12 2 pgs
Fees:13.00 Taxes:388.13

20060810-0098824

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF July 2006.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 23, 2009

THIS INSTRUMENT WAS PREPARED BY:
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cara Donahue	**Access National Mortgage**	**119-6-36**
(NAME)	(NAME)	
98 Jay Street	**2000 Glen Echo Road, Suite 211**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, Tennessee 37215**	
(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, **Barbara A. Oliver, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cara Donahue and David Donahue, wife and husband**, 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 a part of a tract marked "A.J. Wyatt" on the Plan of Sterling Heights Subdivision, Section II of record in Book 1424, page 104, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point in the north margin of Jay Street, 76 feet east of the easterly margin of Miller Street; thence northerly 150 feet to a point which is 77.5 feet east of the easterly margin of Miller Street; thence easterly 76 feet to an iron pin in the west lien of Lot No. 1 of Sterling Heights, Section II; thence with the margin of the same, southerly 150 feet to the north margin of Jay Street; thence with the margin of the same westerly 76 feet to the beginning.

Being the same property conveyed to Barbara A. Oliver, a single person by Quitclaim Deed from Chris H. Holden of record in Instrument No. X, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Barbara A. Oliver, a single person and Chris H. Holden, married by Deed from John R. Stephens, Glenn E. Cassidy, Jr., Vicki L. Newsom, Rachel Harris, Leah S. Finch, Margery Finch, Juanita Dyer, Wayne Stephens, Dave Stephens, Joyce Cassidy, Noah Stephens, Agel M. Duke, Elaine Watson, Gyndee Hall Snow, Timothy J. Lawhem, and Tolly R. Lawhem, of record in Book 11265, page 536, Register's Office for Davidson County, Tennessee.

*20060810-0098823

unimproved ☐

This is improved ☒ property, known as **98 Jay Street, Nashville, TN 37211**

(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 my hand this 31st day of July, 2006.

Barbara A. Oliver

Barbara A. Oliver

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Barbara A. Oliver, a single person** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 2006.

Commission expires:

I. Dyke Tatum Notary Public

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009