WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/15/06 13:16 2 pgs
Fees:13.00 Taxes:444.00

20060815-0100361

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$120,000.00**

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 8th DAY OF AUGUST, **2006.**

NOTARY PUBLIC

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

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
RONALD STAFFORD AND CAROLYN STAFFORD	**SAME**	**06-12-141**
2909 JONES AVE.		
NASHVILLE, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF **$120,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JACKIE RONALD HARBISON AND SHERRY BELINDA HARBISON SHEPARD

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

RONALD STAFFORD AND WIFE, CAROLYN STAFFORD

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:

Being parts of Lot Nos. 11 and 12 on the final plan of Joywood Heights, Section III, described according to a survey by W.W. Turner Company, Engineers, January 15, 1916, being also known as the westerly 25 feet of Lot No. 7 on the plan of the resubdivision of Lot No. 7 on the Plan of a resubdivision of said Lot Nos. 11 and 12, not of record, described according to a survey made by Stephen A. Lraper, Surveyor, March 23, 1956, as follows: Beginning on the southeasterly margin of Jones Ave as relocated, at the northeast corner of the property conveyed Dale Harbison and wife, by deed from James C. Barrett and wife, of record in Book 3247, page 202, Register's Office for said County; thence with the easterly line of said property, south 26 deg. 45' east 157.2 feet to an iron pin; thence north 26 deg. 30' east 25 feet, more or less, to a point; thence with the margin of the same, south 63 deg. 15' west 25 feet to the point of beginning.

Being the same property conveyed to Dale Harbison and wife, Mildred Harbison by Warranty Deed from James C. Barrett and wife, Louise B. Barrett dated 08/15/61 and filed for record 08/21/61 in Book 3277, Page 138, Register's Office for Davidson County, Tennessee.

Furthermore conveyed to Jackie Ronald Haribson and Sherry Belinda Harbison Shepard by Affidavit of Heirships of record in Instrument Numbers: 20060711-0083308, 20060711-0083309, 20060711-0083310, 20060711-0083311: said Dale Harbison died on 04-19-77 leaving spouse Mildred Harbison who died on 02-05-06 without a will.

Subject to Sanitary Sewer easement of record, in Book 10383, Page 798, said Register's Office.

This ( )Unimproved
(X) Improved property is known as: **2909 JONES AVE.**
NASHVILLE, TN 37207

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 unencumbered, 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 8th day of **AUGUST, 2006**

JACKIE RONALD HARBISON **SHERRY BELINDA HARBISON SHEPARD**

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, **JACKIE RONALD HARBISON AND SHERRY BELINDA HARBISON SHEPARD,** the named bargainor(s), with whom I am personally acquainted and/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 office, **Tennessee.**

This 8th day of **AUGUST, 2006.**

Notary Public

My Commission Expires: 3/17/07

