Davidson County DEEDWARR
Recvd: 09/07/06 12:46 2 pgs
Fees:13.00 Taxes:444.00

20060907-0110782

JOHN GLEAVES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED LARGE

G-NRP-06-043

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-2470
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmie Stone	Jimmie Stone	
43 Fairfield Avenue	(NAME) 43 Fairfield Avenue	93-16-433
(ADDRESS) Nashville, TN 37210	(ADDRESS) Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NASHVILLE RESTORATION PROJECT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JIMMIE STONE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 1, OF BLOCK "F" ON THE PLAN OF HERMITAGE ADDITION OF RECORD IN BOOK 57, PAGE 43, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT FRONTS 27 ½ FEET ON THE EASTERLY SIDE OF FAIRFIELD AVENUE AND EXTENDS BACK BETWEEN LINE 75 FEET MORE OR LESS TO THE WESTERLY LINE OF LOT NO. 2 ON SAID PLAN.

THE SOUTHWEST FRONT CORNER BEING LOCATED 27 ½ FEET NORTHERLY FROM THE FIRST ALLEY SOUTH OF ROBERTSON STREET.

BEING THE SAME PROPERTY CONVEYED BY AFFIDAVIT OF INHERITANCE TO GERALDINE PARRISH, ARNETTA KINNARD, MARY GLEAVES, BOBBY MCMURRAY AND JAMES H. MCMURRAY, EACH A ONE-FIFTH (1/5) FEE SIMPLE INTEREST AS RECORDED ON THE 11TH DAY OF SEPTEMBER, 2000 IN INSTRUMENT NO. 20000911-0089556 AND INSTALLMENT DEED FROM MOLLIE FEIGENBAUM AND MARCIA F. COHEN TO JAMES NEWSOM AND WIFE, FRANCES MCMURRAY NEWSOM AS RECORDED ON THE 13TH DAY OF NOVEMBER, 1980 IN BOOK 5677, PAGE 648, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO NASHVILLE RESTORATION PROJECT BY WARRANTY DEED RECORDED JUNE 27, 2006 AT INSTRUMENT NO. 2006-627-0076786, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 57, Page 43, said Register's Office; and c) Deed of Trust of record in Inst. No. 20060725-0089717; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 43 Fairfield Avenue, Nashville, Tennessee 37210
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 23rd day of August, 2006.

Nashville Restoration Project

BY: _____

ITS: Acquisition Specialist

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of August, 2006, before me personally appeared Joseph Carter, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Aquisition Specialist of Nashville Restoration Project, the within named bargainor, a corporation, and that he/she as such Aquisition Specialist executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of August, 2006.

_____
Notary Public

My Commission Expires:

KAZ E. ARBOGAST NOTARY Exp. 5/24/08 PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903