06-1-522

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 09/11/06 09:15 2 pgs
Fees:13.00 Taxes:740.00
20060911-0111819

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 5th day of September, 2006 by and between **Jeffrey Jacobson, unmarried**, hereinafter referred to as GRANTOR, and **Donald C. Day and wife, Carol B. Day**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots No. 12, 13, 14, and the easterly 35 feet of Lot No. 15 on the Plan of George Shield's Second Addition to North Nashville, of record in Book 57, page 146, Register's Office for said County.

Said Lots No. 12, 13, 14 and part of Lot No. 15 front 185 feet on the northerly side of Buchanan Street and extend back between parallel lines 150 feet to an alley.

This conveyance is subject to the following:

1) All matters appearing on the plan of George Shield's Second Addition to North Nashville of record in Book 57, page 146, Register's Office for said County.

2) Notice of Vacated Property of record in Instrument No. 20030501-0058056, Register's Office for said County.

Being the same property conveyed to Jeffrey Jacobson by Warranty Deed from Beulah Properties, LLC, dated October 31, 2005, of record in Instrument No. 20051110-0136382, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Buelah Properties, LLC, by Instrument of Correction from The Greater Nashville Investment Group, dated March 4, 1999, of record in Book 11436, page 783, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **2204 Buchanan Street, Nashville, TN 37208**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Jeffrey Jacobson

INDIVIDUAL
STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~Davidson~~ CONTRA COSTA

Personally appeared before me, a Notary Public of said county and state, Jeffrey Jacobson, unmarried, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 5th day of September, 2006. (WARRANTY DEED)

Alton O. Whiting
Notary Public

ALTON O. WHITING
Comm. # 1489581
NOTARY PUBLIC - CALIFORNIA
Contra Costa County
My Comm. Expires MAY 15, 2008

My Commission Expires: MAY 15, 2009

Name and Address of Property Owner:
Donald C. Day and Carol B. Day
2204 Buchanan Street, Nashville, TN 37208

Send Tax Statements to:

2204 Buchanan St.
Nashville, TN 37208

Map & Parcel 081.06-0-484.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $200,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 5th day of September, 2006.

Notary Public

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: My Commission Expires October 26, 2008

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