WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/14/06 10:33 2 pgs
Fees:13.00 Taxes:407.00
20060914-0113950

STATE OF TENNESSEE
COUNTY OF RUTHERFROD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: June 22, 2008.
(AFFIX SEAL)

JACKIE LEE CRITTON II Notary At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Stones River Title Co., LLC
752 S. Church St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clara Brown	Clara Brown	81-15/23
(NAME)	(NAME)	
1506 23rd Avenue North	1506 23rd Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208	Nashville, TN 37208	
(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, Jillian Etherington, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clara Brown, 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. 144 on plan of S.A. Champion's Subdivision of certain lots in the Harding Addition as of record in Book 161, Page 132, Register's Office for said County.

Said Lot No. 144 fronts 50 feet on the easterly side of 23rd Avenue North, formerly Lealand Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Jillian Etherington by Special Warranty Deed dated January 12, 2006 from Wells Fargo Bank Minnesota, National Association, as Trustee for Option One Mortgage Loan Trust 2002-A, Asset Backed Certification, Series 2002-A of record in Instrument No. 20060127-0010650 of the Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 1506 23rd Avenue North, Nashville, TN 37208

(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 30th day of August, 2006.

Jillian Etherington

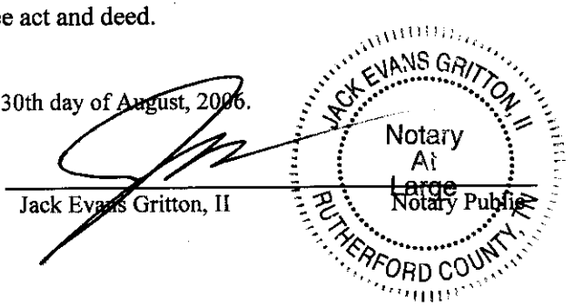
STATE OF TENNESSEE

COUNTY OF RUTHERFROD

On this 30 day of August, 2006, before me personally appeared Jillian Etherington, to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal at Murfreesboro, Tennessee this 30th day of August, 2006.

Commission expires: June 22, 2008



Jack Evans Gritton, II

Notary Public