Davidson County DEEDWARR
Recvd: 10/16/06 10:36 2 pgs
Fees:13.00 Taxes:684.50

20061016-0127929

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
06TN03087

WARRANTY DEED

Gail C. Victory
State of Tennessee Notary Public
Williamson County

My Commission Expires:
Nov. 4, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF OCTOBER, 2006

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVEN SOUDERS	**CROWN MORTGAGE SERVICES**	**072-09-0-377.00**
1000 FAIRWIN AVENUE	**833-C WREN ROAD**	
NASHVILLE, TN 37216	**GOODLETTSVILLE, TN 37072**	

FOR AND IN 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,

DONNA M. CHOATE, UNMARRIED

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

STEVEN SOUDERS, ~~UNMARARIED~~ Unmarried ET.

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:

Being Lot No. 62 on the Plan of Eskridge Subdivision of Part of the W.B. Franklin Property of record in Book 547, page 52, Register's Office for Davidson County, Tennessee.
Said Lot No. 62 fronts 60.0 feet on the southerly margin of Fairwin Avenue and extends back between parallel lines 175.0 feet, the westerly line being the easterly margin of Martha Street, to a line in the rear measuring 60.0 feet thereon.

Being the same property conveyed to Donna M. Choate, unmarried, by Warranty Deed from Ann G. Calvo, unmarried, dated 11-27-1996 and recorded 12-03-1996 in Book 10278, page 434, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1000 FAIRWIN AVENUE, NASHVILLE, TN 37216
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 our hands this 13th day of October, 2006.

Donna M Choate

DONNA M. CHOATE

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 Donna M. Choate the bargainors with whom I am personally acquainted 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 Nashville, Tennessee, this 13th day of October, 2006.

Commission Expires:_____

Notary Public

Gail C. Victory
State of Tennessee
Notary Public
Williamson County

My Commission Expires:
Nov. 4, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the _____ of the _____ the within named bargainor, and corporation, and that he/she as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 20____.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 20____., before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as hid/her Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, thisthe _____ day of _____, 20_____.

My commission expires:_____ _____
Notary Public