Davidson County DEEDWARR
Recvd: 10/24/06 09:58 2 pgs
Fees:13.00 Taxes:258.63

20061024-0131607

WARRANTY DEED

STATE OF TENNESSEE

MY COMMISSION EXPIRES: JAN 12, 2010

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $69,900.00.

Affiant

Subscribed and sworn to before me, this the 20th day of October, 2006.

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Clarence Turner	**SAME**	**08108039700**
701 Buchanan St	**1920 Broadway**	
Nashville, Tn 37208	**Vallejo, CA 94589**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

First Farmers & Merchants Bank (formerly First Farmers & Merchants National Bank) of Columbia, Guardian of James Choate under The Uniform Veterans Guardianship Act, and James Alfred Choate, single

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

Clarence Turner

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 the easterly 40 feet of Lots Nos. 246 and 248, on the Plan of North Nashville Real Estate Company's property as of record in Book 21, page 105, Register's Office for said County.

Said parts of Lots Nos 246 and 248 front 40 feet on the southerly side of Buchanan, formerly Carroll Street, and runs back between parallel lines with the westerly margin of Seventh Avenue North, formerly Vinna Street, 100 feet to a dead line.

Being the same property conveyed to First Farmers & Merchants National Bank of Columbia Guardian of James Choate under The Uniform Veterans Guardianship Act by deed from Carolyn L. Williams in Instrument # 200510190126291 dated 9/14/05 and vested in James Alfred Choate, dated 7/25/00 in Instrument # 200007250073559, Register's Office for said County.

This is improved property, known as **701 Buchanan St, Nashville, TN 37208**

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 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 convenant 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/our hand(s) this **20th** day of **October, 2006.**

James Choate, By First Farmers & Merchants Bank, his guardian under the Uniform Veterans Guardianship Act

Stephen K Hughes
By:
Assistant Vice President
Title:

STATE OF TENNESSEE
COUNTY OF MAURY

Before me Janice S. Bennett **of the state and county mentioned personally appeared** Stephen K. Hughes **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be the Trustee of** James Choate, **the within named bargainor, a Trustee, and that such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the** Stephen K. Hughes **as the Trustee.**

Witness my hand, at office, this 20th **day of October, 2006.**

Janice S. Bennett
Notary Public

My Commission Expires: 1-23-07

JANICE S. BENNETT
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TENN.

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