Davidson County DEEDWARR
Recvd: 10/25/06 13:33 2 pgs
Fees:13.00 Taxes:148.00
20061025-0132397

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2060399

Send Tax Bills To:
Frederick R. Stephens
104 Sunset Drive
Nashville, TN 37207

New Owner is:
Frederick R. Stephens
Thomas Frederick Stephens
21, 23 & 25 Ligon Avenue
Nashville, TN 37207

MAP: 071-14-0
PARCEL: 346.00/347.00/348.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Prentice R. Easterling** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Frederick R. Stephens and Thomas Frederick Stephens, tenants in common with right of survivorship,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: 21, 23 & 25 Ligon Avenue, Nashville, TN 37207

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Tract 1:

Being Lots No. 9 and 10 in the A. Stalcup's Plan of record in Book 57, page 115, R.O.D.C. Tennessee. Said Lots No. 9 and 10 front 80 feet on the southerly side of Ligon Land and run back between parallel lines 73 feet to a dead line.

Being the same property conveyed to Prentice R. Easterling from Diane B. Easterling by Quitclaim Deed dated September 10, 1999 and recorded October 18, 1999 in Book 11706, page 36, Register's Office for Davidson County.

Tract 2:

Being Lot No. 7 in A. Stalcup's Addition to East Nashville, as of record in Book 57, page 115, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 40 feet on the South side of Ligon Avenue and runs back between parallel lines 83-1/4 feet to a dead line.

Being the same property conveyed to Prentice R. Easterling from Diane B. Easterling by Quitclaim Deed dated September 21, 1999 and recorded October 18, 1999 in Book 11706, page 40, Register's Office for Davidson County.

Tract 3:

Being Lot No. 8 in A. Stalcup's Addition, as of record in Book 57, page 115, of the Register's Office for said County.

Said Lot No. 8 fronts 40 feet on the South side of Ligon Avenue, and runs back between Parallel lines 80 feet more or less to a dead line.

Being the same property conveyed to Prentice R. Easterling, unmarried, from Allison M. Dawkins and wife, Betty S. Dawkins by Warranty Deed dated March 23, 2004 and recorded October 27, 2004 in Instrument No. 20041027-0129274, Register's Office for Davidson County.

_____
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and

interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23 day of October 2006.

GRANTOR:

Prentice R. Easterling

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Prentice R. Easterling** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 23 day of October 2006.

Alexandra D. Abraham
Notary Public

My Commission Expires: 10-24-06

ALEXANDRA D. ABRAHAM NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

SWORN TO and subscribed before me this 23 day of October 2006.

Alexandra D. Abraham
NOTARY PUBLIC
My commission expires: 10-24-06

ALEXANDRA D. ABRAHAM NOTARY PUBLIC DAVIDSON COUNTY