Davidson County DEEDWARR
Recvd: 11/03/06 14:57 2 pgs
Fees:13.00 Taxes:477.30
20061103-0137223

RECORD AND RETURN TO:
AMERICAN TITLE COMPANY, INC.
925 INDUSTRIAL DRIVE
OLD HICKORY, TN 37138

WARRANTY DEED

JEANEAN WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires JULY 22, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 129,000.00 Mahoney
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of October, 2006
Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
AMERICAN TITLE CO., INC., 925 INDUSTRIAL DRIVE, OLD HICKORY, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maurice Muhammad **1024 Granada Avenue** **Nashville, TN 37206**	New Owner	83-1-206.00

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,

Cheryl M. Elliott and husband, Daryl Elliott

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

Maurice Muhammad and wife, Candice Muhammad

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:

THIS PROPERTY IS KNOWN AS: 1024 Granada Avenue, Nashville, TN 37206 and described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of J. G. Grissim's Grand Avenue Addition in East Nashville, of record in Book 974, page 35, Register's Office for said County.

Said lot No. 14 fronts 50 feet on the southerly margin of Granada Avenue, formerly Grand Avenue, and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Cheryl M. Elliott and husband, Daryl Elliott, dated 11/30/93, by Warranty Deed from Michael P. Williamson and wife, Vickie L. Williamson, and filed for record on 11/30/93, in Book 9167, page 445, in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1024 Granada Avenue, Nashville, TN 37206**
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 30th day of October, 2006.

Cheryl M. Elliott
Cheryl M. Elliott

Daryl Elliott
Daryl Elliott

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 **Cheryl M. Elliott** and husband, **Daryl Elliott** the bargainor(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

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

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires JULY 22, 2009

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared _____
and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____ , Tennessee, this _____ day of October, 2006.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of October, 2006, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as **his/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, this _____ day of October, 2006.

My commission expires:_____ _____
Notary Public

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