Davidson County DEEDWARR
Recvd: 11/16/06 15:26 2 pgs
Fees:13.00 Taxes:277.50
20061116-0142653

THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Fremethra Jones	Fremethra Jones	092-06-0-534.00
720 Lena Street	720 Lena Street	
Nashville, TN 37208	Nashville, TN 37208	

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, **Gwendolyn Hill**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Fremethra Jones**, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot #31 on the Plan of Roth's subdivision of Lot #22 in Dr. Boyd's McNairy's Addition to Nashville, of record in Book 57, page 147, RODC, Tennessee.

Being the same property conveyed to Gwendolyn Hill from Eddie Hill, Jr. and wife, Lillian B. Hill by deed dated 2/26/98 of record in Book 10812, page 50, said Register's Office.

This is improved property known as: 720 Lena Street, 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, 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. Whenever 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 15th day of November, 2006.

Gwendolyn A. Hill

Gwendolyn Hill

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Gwendolyn A. Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 15th day of November, 2006.

NOTARY PUBLIC

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP.

My commission expires: 6/15/09

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

AFFIANT

Subscribed and sworn to before me this 15 day of November, 2006.

NOTARY PUBLIC

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP.

My Commission Expires: 6/15/09