WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/21/06 13:40 2 pgs
Fees:13.00 Taxes:580.90
20061121-0144614

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$157,000.00.**

Daphne M. Davis
Affiant

Subscribed and sworn to before me this 20 day of November, 2006

Notary Public
My Commission expires: 2-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Nick Dorroll & Autumn Collins	Countrywide Home Loans, Inc.	105-11-0-094.00
808 Halcyon	3011 Armory Drive, Suite 120	
Nashville, TN 37204	Nashville, TN 37204	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Morris C. Jackson and wife, Elsie M. Jackson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nicholas A. ~~Dorroll~~ Dorroll, an unmarried man and Autumn Collins, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 6 on the plan of Arlyne Heights, of record in Book 1424, page 128, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot fronts 71 feet on the westerly side of Martin Street and runs back between parallel lines 156 feet to a dead line.

Being the same property conveyed to Morris C. Jackson and wife, Elsie M. Jackson, by deed from Fred Giles and wife, Margaret O. Giles, on September 14, 1973, of record in Book 4748, page 179, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1424, page 128, Register's Office Davidson County, Tennessee.

This is improved property known as: **1705 Martin Street, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 20, 2006.

Morris Jackson
Morris Jackson

Elsie M. Jackson
Elsie Jackson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Morris C. Jackson and wife, Elsie M. Jackson** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 20, 2006

My commission expires 8-22-07

Notary Public

