369.59
13.00
382.59

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:
Erica Simpson
2625 Jenkins St.
Nash, TN 37203

SEND TAX BILLS TO:
New Owner

MAP/PARCEL NO:
81-6-147.00

For good and valuable consideration received, **Nathaniel Lee Abernathy, Executor of the Estate of Clifford Dee Abernathy, Sr.**, by these presents does transfer and convey by Order of the Seventh Circuit Court for **Davidson** County, Tennessee (Probate Division), being **Docket No. 06P-451**, unto the Grantee, **Erica Simpson**, _____, all of the right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee, belonging to **Clifford D. Abernathy,** described as follows:

Land in Davidson County, Tennessee, being Lot 106, CUMBERLAND GARDENS, SECTION TWO, as shown on plat of record in Plat Book 2854, Page 92, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Clifford D. Abernathy, unmarried, with life estate retained by Joseph H. Abernathy, by Quitclaim Deed from Joseph H. Abernathy, a widower, recorded on the 18th day of December, 1979, in Deed Book 5545, Page 147, in the Register's Office of Davidson County, Tennessee. The said Clifford D. Abernathy has since died. The said Joseph H. Abernathy died on _____, releasing said life estate.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as **2625 Jenkins Street, Nashville, Tennessee 37203.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself as **Executor of the Estate of Clifford Dee Abernathy, Sr.,** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 28 day of November 2006.

Nathaniel Lee Abernathy

Nathaniel Lee Abernathy

Davidson County DEEDWARR
Recvd: 12/01/06 15:54 2 pgs
Fees:13.00 Taxes:369.59
20061201-0148789

* * * * * * * * * *

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28 day of November 2006, before me personally appeared, **Nathaniel Lee Abernathy**, Executor of the Estate of Clifford Dee Abernathy, Sr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Clifford Dee Abernathy, Sr., and acknowledged that he executed the same as his free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 28 day of November 2006.

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2008

Notary Public

My Commission Expires: (SEAL)

* * * * * * * * *

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 99,889.00.

Affiant

Subscribed and sworn to before me this 28 day of November, 2006.

Notary Public

My Commission Expires: (SEAL)

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN