WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/07/06 13:10 2 pgs
Fees:13.00 Taxes:333.00
20061207-0151560

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$90,000.00.**

Daphne M. Dann
Affiant

Subscribed and sworn to before me this 6th day of December, 2006

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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:
Charles Tilghman	Countrywide Home Loans, Inc.	092-03-0-068.00
914 14th Avenue South	P.O. Box 961206, FTWX - 22	
Nashville, TN 37212	Fort Worth, TX 76161	

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, **Seth Jennings**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Charles Tilghman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 on the plan of Bransford Realty Company's Subdivision of part of E.T. Holman's and part of Mrs. E.S. Clark's Subdivision of part of Boyd McNairy's Subdivision, of record in Book 421, page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 1 fronts 35 feet on the north side of Heffernan Street and extends back between lines 180.4 feet, more or less, on its westerly margin, and 180.8 feet, more or less, on its easterly margin along the westerly line of an alley, to an alley in the rear, measuring 38.5 feet on said alley.

Being the same property conveyed to Seth Jennings, by deed from Alfonso Patton, on September 19, 2006, of record in Instrument Number 20060920-0116693, 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 421, page 90, Register's Office Davidson County, Tennessee.
- Easement of record in Book 4360, page 702, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2406 Meharry Boulevard, Nashville, TN 37208**

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 December 6, 2006.

Seth Jennings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Seth Jennings** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 6, 2006

My commission expires 9-20-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY