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Davidson County DEEDWARR
Recvd: 12/19/06 10:57 2 pgs
Fees:13.00 Taxes:302.29

20061219-0156174

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,700.00.

Brenda L. Linton
Affiant

SANDRA S. TOMLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of December, 2006.

Sandra S. Tomlin
Notary Public

My Commission Expires: EXPIRES: FEBRUARY 19, 2007

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Return to:

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Brenda L. Linton
1110 Kellow St.
Nashville, Tennessee 37204

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

081-03-0-145.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Wardell Vance, a married person hereinafter referred to as Grantors, hereby transfers and conveys to Brenda L. Linton, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being the westerly 45 feet of Lots Nos. 25 & 26 on the Plan of the Subdivision of Lot No. 37 in Owen's Buena Vista Lots, as of record in Plat Book 1, Page 84, Chancery Court at Nashville, and Book 57, Page 26, Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 25 and 26 fronts 45 feet on the northerly side of Kellow Street, and runs back between parallel lines and with the easterly margin of Middle Street 100 feet to the southerly line of Lot No. 27.

Being the same property conveyed to Wardell Vance, a married person by Deed from Inez D. Carr, Kossandra B. Carr, Tawana M. Carr and Naythandale R. Carr of record in Instrument No. 20040901-0105654, Register's Office for Davidson County, Tennessee, dated August 30, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2007, and subsequent years, a lien not yet due and payable.

Subject to all matters as set forth per Plat Book 57, Page 26, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1110 Kellow St., Nashville, TN 37204.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 15th day of December, 2006.

Wardell Vance

Sherley E. Vance**

** Sherley E. Vance joins in this instrument to convey any and all marital interest in said property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Wardell Vance and Sherley E. Vance, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

SANDRA TOMLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN
EXPIRES: FEBRUARY 19, 2007

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