WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/06 09:42 2 pgs
Fees:13.00 Taxes:351.50

20061228-0160000

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: June 22, 2008

(AFFIX SEAL)

JACK EVANS HUTTON II Notary At Large RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stones River Title Co., LLC
752 S. Church St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Iris Woodard	Iris Woodard	81-11/225
(NAME)	(NAME)	
1620 Century Street	1620 Century St.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Deborah Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Iris Woodard, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the westerly 50 feet of Lot No. 363 on McGavock, Wetmore and Others' Plan of Lots in the 2nd Addition to Nashville, called the Town of McGavock, as of record in Plan Book 21, Page 41, Register's Office for said County.

Said part of said lots fronts 50 feet on the northerly side of Century Street, formerly Short Street, and runs back between parallel lines with the westerly margin of 17th Avenue North, formerly James Street, 100 feet to a dead line.

Being the same property conveyed to Deborah Smith by Warranty Deed from Dorothy A. Burkes dated April 13th, 2006, of record as Instrument Number 20060420045319, Register's Office of Davidson County, Tennessee. Being further conveyed to Amanda Colement Brown and Dorothy A. Burkes, joint tenants with right of survivorship, by deed from Amanda Coleman Brown and Denise C. Allis, Trustee, dated May 25, 1994, of record in Book 9358, page 595, Register's Office, Davidson County, Tennessee. The said Amanda Coleman having since died on March 9, 2005, leaving the said Dorothy A. Burkes as the surviving tenant by the entirety.

unimproved ☐

This is improved ☒ property, known as 1620 Century St., Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 22nd day of December, 2006.

Deborah Smith

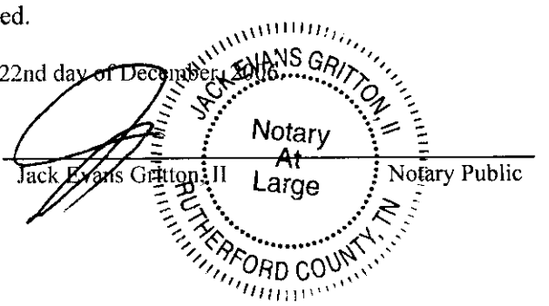
STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 22 day of December, 2006, before me personally appeared Deborah Smith, to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal at Murfreesboro, Tennessee this 22nd day of December, 2006.

Commission expires: June 22, 2008



Jack Evans Gritton, II Notary Public