THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14874

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

Davidson County DEEDWARR
Recvd: 01/08/07 09:42 2 pgs
Fees:13.00 Taxes:64.75

20070108-0002798

Property Address:
1837 Meade Ave. NE, Nashville, TN 37207 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Harold Thomas Shannon, sole Heir of Gracie Mae Lawrence,** hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Terrell Starks, unmarried** , hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being the northerly 100 feet of Lot No. 38 on the Map of Brooklyn Heights, as of record in Book 332, Page 140, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 38 fronts 46 feet on the southerly side of Mead Avenue and runs back between parallel lines with the easterly margin of Page Street, 100 feet to a dead line.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Gracie Mae Lawrence by virtue of a warranty deed from Beulah Shannon Bigbee, who retained a life estate, dated January 20, 1973, and recorded January 22, 1973, in the Register's Office for Davidson County, Tennessee, in Book 4673, at Page 711. Gracie Mae Lawrence died intestate on 12/10/2005, a resident of Davidson County, Tennessee, survived by her brother as evidenced by Affidavits of Heirship dated 12/4/06**, recorded** ✱**, in the Register's Office for Davidson County, Tennessee.**

Beulah Shannon Bigbee predeceased the said Gracie Mae Lawrence on December 26, 1977.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantor and is not Grantor's marital residence, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

✱ 20070108 0002795
20070108 0002796
20070108 0002798

WITNESS Grantor's hand this 14th day of December, 2006.

Harold Thomas Shannon {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 14th day of December, 2006, before me, the undersigned officer, personally appeared Harold Thomas Shannon, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that she, executed same as his free act and deed.

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $17,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 14th of December, 2006.

Notary Public

My Commission expires: _____

Name of Owner and Property Address:
Terrell Starks
1456 County Hospital Road
Nashville, TN 37218
Phone: n/a

Person Or Entity Responsible For Payment Of Taxes:
Terrell Starks
1456 County Hospital Road
Nashville, TN 37218
Phone: n/a

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Tax Parcel ID#: 07105017400