Davidson County DEEDWARR
Recvd: 01/19/07 14:09 2 pgs
Fees:13.00 Taxes:495.80
20070119-0007954

WARRANTY DEED

P-07-3921

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF January, 2007.

Daphne M. Davis
Notary Public

MY COMMISSION EXPIRES: 11-14-09
(AFFIX SEAL)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Jeffers	~~America's Wholesale Lender~~	
3921 Tea Garden Way	(NAME) New owner	150-10-196
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANDREW DAVIS AND WIFE TINA L. DAVIS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CAROL JEFFERS, A SINGLE WOMAN, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 24, ON THE PLAN OF SECTION 3, JAMESTOWN ESTATES, OF RECORD IN PLAT BOOK 6900, PAGE 866, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.
BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM TINA L. DAVIS, A MARRIED WOMAN WHO ACQUIRED TITLE AS TINA L. FURNISH, AN UNMARRIED PERSON AND JOINED BY SPOUSE, ANDREW DAVIS TO TINA L. DAVIS, A MARRIED WOMAN AS RECORDED ON THE 7TH DAY OF AUGUST, 2003 IN INSTRUMENT NO. 20030807-0112732 AND WARRANTY DEED FROM MICHAEL J. BUSH AND WIFE, BRENDA BUSH TO TINA L. FURNISH, AN UNMARRIED PERSON AS RECORDED ON THE 5TH DAY OF MAY, 1997 IN BOOK 10441, PAGE 874, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 3921 Tea Garden Way, Antioch, Tennessee 37013
(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/our hand(s) this 19th day of January, 2007.

Andrew Davis

Tina L. Davis

STATE OF Tennessee

COUNTY OF Davidson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Andrew Davis and wife Tina L. Davis personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th day of January, 2007.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800