WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/24/07 10:10 2 pgs
Fees:13.00 Taxes:384.06

20070124-0009699

DAVID P. WEBBER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES SEPT 25 2010

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $103,800.00.

Affiant

Subscribed and sworn to before me this 17 day of November, 20 06.

Notary Public
My Commission expires: 9-25-10
(Affix Seal)

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:
Darryl Taliaferro	New Owner	082-03-0-397.00
912 Lischey Avenue		
Nashville, TN 37207		

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, **Vickie Jenkins**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Darryl M. Taliaferro**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the northerly 50 feet of Lot No. 3 on the plan of J M Eatherly's Addition to East Nashville, of record in Book 57, page 138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot no. 3 fronts 50 feet on the northerly side of North 4th St., formerly Lischey Av. and runs back between parallel lines with the southerly margin of Vaughn Av. 178 feet, more or less.

Being the same property conveyed to Nancy M. Ryans, by Substitute Trustee's Deed from Joseph L. Lackey, Jr., Substitute Trustee on January 8, 2004, of record in Instrument Number 20040109-0003740, Register's Office for Davidson County, Tennessee. And further conveyed to William Nance by Quitclaim Deed from Nancy M. Ryans of record in Instrument Number 20040121-0008291, said Register's Office. And further conveyed to Vickie Jenkins by Quitclaim Deed from William Leslie Nance of record in Instrument Number 20060406-0039691, said Register's Office.

The property is subject to the following:

- Taxes and assessments for the year 2007 in the estimated amount of $2,065.47 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 57, page 138, Register's Office Davidson County, Tennessee.

This is improved property known as: **912 Lischey Avenue, Nashville, TN 37207**

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 November 17, 2006.

Vickie Jenkins

After Recording Return to:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and Official Seal at office this November 17, 2006

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

After Recording Return to:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027