G#20348--5

Box 14A

Davidson County DEEDWARR
Recvd: 02/02/07 09:38 2 pgs
Fees:13.00 Taxes:1193.25

20070202-0013769

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00

LaVona Cooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st 31st of January, 2007.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Joshua P. Eaves	Regions Bank	103-03-0
218 54th Avenue, North	Dept. 2520 PO Box 2153	GROUP
Nashville, Tennessee 37209	Birmingham, AL 35287-2520	PARCEL 034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Two Thousand Five Hundred Dollars and Zero Cents ($322,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, LaVona Cooper, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Joshua P. Eaves and Sarah F. Eaves, husband and wife, 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 part of Lot No. 7 and Lot No. 8 and part of the right of way of the N.C. & St. L. Railroad (now abandoned) on the map showing the subdivision of Lots Nos. 21 and 22 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition as of record in Plat Book 421, page 87, Register's Office for Davidson County, Tennessee, and described according to a survey prepared by Ralph W.C. Lambert, Surveyor, as follows:

BEGINNING at an iron pin in the easterly margin of 54th Avenue, North (formerly Richland Avenue), at the southwesterly corner of a tract of land conveyed to Oscar Ellies Allbert and wife, by deed of record in Book 2272, page 243, Register's Office for Davidson County, Tennessee; thence with the southerly margin of the Allbert property eastwardly 194.0 feet to an iron pin; thence southerly 50.5 feet to an iron pin, being the northeasterly corner of a tract of land conveyed to Roy McClelland Westcott and wife, of record in Book 2270, page 599, Register's Office for Davidson County, Tennessee; thence with the northerly boundary of the Westcott Property 178.0 feet to an iron pin in the easterly margin of 54th Avenue, North; thence with the margin of said Avenue northwesterly 60.5 feet the point of beginning.

BEING the same property conveyed to LaVona Cooper, a single person, by deed dated November 5, 2004, from Scott P. Turner and wife, Julia B. Turner, of record as Instrument No. 20041112-0136123 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 218 54th Avenue, North, Nashville, Tennessee 37209

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 31 st day of January 2007.

LaVona Cooper

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named LaVona Cooper, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31 st day of January 2007.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

