# WARRANTY DEED

The actual consideration or value for this transfer is $ 50,000.00 .

Barbara F. Jones-True
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SWORN TO AND SUBSCRIBED before me this 23 day of Jan., 2007

NOTARY PUBLIC
My Commission Expires: 8-22-2008

JOHNNY JOHNSTON ELLIS NOTARY PUBLIC TAT DAVIDSON COUNTY TENN

Davidson County DEEDWARR
Recvd: 02/07/07 14:28 2 pgs
Fees:13.00 Taxes:185.00

20070207-0016222

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#07010002

| ADDRESS NEW OWNER(S) | SEND TAX BILLS TO: | MAP / PARCEL NO. |
|---|---|---|
| Barbara F. Jones-True<br>1134 EASTDALE Ave.<br>Nashville, TN 37216 | New Owner | 83-10 / 268 & 269 |

*FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Barbara F. Jones-True , and other good and valuable consideration, the receipt of which is hereby acknowledged,*

I, **RICHARD FEDORSIN, Jr.**, a Married Man the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

**BARBARA F. JONES-TRUE** , a married woman, the GRANTEE herein, her heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

PARCEL 1:

BEING part of Lot No. 87 on the Plan of Lockland, being a subdivision of a part of the Chadwell Home Place, as of record in Book 57, page 135, Register's Office for said County.

SAID part of Lot No. 87 begins at an iron pin in the northerly margin of Forrest Avenue, same being 130 feet east of the northeast corner of 18th Street (formerly Allen Street) and Forrest Avenue, thence east and with the northerly margin of Forrest Avenue 25.3 feet to an iron pin, thence north 3deg. 30' east 331.9 feet to a dead line, thence north 86 deg. 30' west 25.3 feet to an iron pin, thence south 3 deg. 30' west 331.6 feet to a point of beginning, described according to a copy of a survey made July 7, 1953 by Norris H. Hickerson, surveyor.

PARCEL 2:

BEING part of the easterly 60 feet of the westerly 90 feet of Lot No. 87 on the Plan of Lockeland, being a subdivision of a part of the Chadwell Home Place, as of record in Book 57, page 135, Register's Office for said County, and described according to a copy of a survey made by Norris H. Hickerson, Surveyor, dated July 7, 1953, as follows:

Being part of the same property conveyed to Richard Fedorsin, Jr., unmarried, by deed from Cathy A. Mundy, unmarried, of record in Book 10275, page 365, said Register's Office.

The above description is the same as in the previous deed of record.

***TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever. I do covenant with the said GRANTEE 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. 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons WHOMSOEVER.*

*The herein described property is subject to the following:*
2007 Property taxes are to be prorated and assumed by the GRANTEE.
*Subject to all matters shown on the Plan of Lockland, being a subdivision of a part of the Chadwell Home Place of record in Plat Book 57, page 135, Register's Office of Davidson County, Tennessee.*

Grantor makes oath and says, that the property described herein is not their principal residence, nor the residence of their spouse nor any dependant and this conveyance is not made to defeat the rights of any third party.

This is improved property known as: 1805 Forrest Avenue, Nashville, TN. 37206.

Witness our hands this 25 day of January, 2005.

Richard J. Fedorsin Jr.
Richard Fedorsin, Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, ~~a~~ Notary Public in and for said County and State, the within named Richard Fedorsin, Jr. the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 25 day of January, 2007.

LEROY J. ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3-22-2008

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# WARRANTY DEED

**From: Richard Fedorsin, Jr.**

**To: Barbara F. Jones-True**

**Property:**
1805 Forrest Avenue
Nashville, TN. 37206


*This Instrument was Prepared by:*

Leroy Johnston Ellis IV
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