WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/14/07 16:19 2 pgs
Fees:13.00 Taxes:92.50
20070214-0019069

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$25,000.00.**

Affiant

Subscribed and sworn to before me this 14 day of February, 2007

Notary Public
My Commission expires: 7-22-07
(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:
Jeffrey Strachan	SAME	093-16-0-104.00
54 Green Street		
Nashville, TN 37210		

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, **Jimmie Stone**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jeffrey Strachan**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 24 on the plan of Maury and Claiborne's Addition to Nashville, of record in Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 24 fronts 35 feet on the North side of Green Street, and extends back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Jimmie Stone, by deed from John A. Palumbo, on December 26, 2006, of record in Instrument Number 20070202-0014072, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 21, pages 84 and 85, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book , page , Register's Office for County, Tennessee.
- Order for Demolition or Removal of Structure of record in Instrument Number 20060628-0077434, Register's Office for Davidson County, Tennessee.

This is improved property known as: **54 Green Street, Nashville, TN 37210**

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 February 14, 2007.

Jimmie Stone
Jimmie Stone

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and Official Seal at office this February 14, 2007

My commission expires 9-22-07

Notary Public

