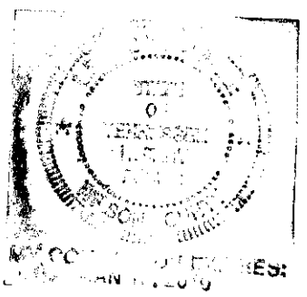
WARRANTY DEED



State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is**$70,550.00**

Affiant

Subscribed and sworn to before me, this the 12th day of February, 2007.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jerry Ralph	**SAME**	**04414005900**
912 A -B Fowler St		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jeffrey A. Pack, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jerry Ralph, unmarried

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 Lot No. 103 on the Plan of Section 1, Rolling Green Subdivision, Village of Old Hickory, 4th Civil District , Davidson County, Tennessee, as shown on plan recorded 8/21/47 in Book 1424, page 75, in the Register's Office for Davidson County, Tennessee; fronting 90 feet on Fowler Street and containing .54 acres, more or less.

Being the same property conveyed to Jeffrey A. Pack, unmarried by deed from Janis S. Bailey, unmarried dated 4/19/99 and recorded 4/28/99 in Book 11450, page 44, Register's Office for Davidson County, Tennessee.

This is improved (_x___) Unimproved (____) property, known as **912 A -B Fowler St, Old Hickory, TN 37138**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 **12th** day of **February, 2007.**

Jeffrey A. Pack Billy D Pack Attorney in Fact

Jeffrey A. Pack

Davidson County DEEDWARR
Recvd: 02/20/07 15:07 2 pgs
Fees:13.00 Taxes:261.04

20070220-0020994

State of Tennessee

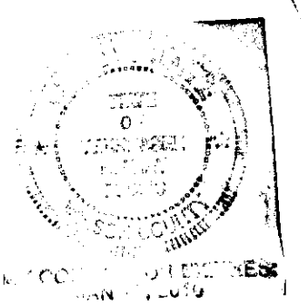
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the with named **Billy D. Pack** as Power of Attorney for **Jeffrey A. Pack** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the with instrument for the purposes therein, contained and who further acknowledged that **Billy D. Pack** is the Power of Attorney of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal at Davidson County, Tennessee, this 13th day of February, 2007.

Notary Public

My commission Expires:



Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7547