WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: October 27, 2006.
(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Goheen III	America's Wholesale Lender	Map 91-2
(NAME)	(NAME)	
1604 56th Avenue North	750 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	Parcel 291
Nashville, TN 37209	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Cynthia Lee French**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John M. Goheen III**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1604 56th Avenue North, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant 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 hand this 12th day of February, 2007.

Shanna Ray

Personally appeared before me, the undersigned, a Notary Public, Cynthia Lee French, the within named bargainor, with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence), and who acknowledged the she executed the within instrument for the purposes therein contained.

Cynthia Lee French

STATE OF TENNESSEE

COUNTY OF WILSON

Witness my hand and official seal at Mt. Juliet, Tennessee this 12th day of February, 2007.

Commission expires: October 27, 2006

Shanna Ray Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Davidson County DEEDWARR
Recvd: 02/21/07 13:02 2 pgs
Fees:13.00 Taxes:183.15

20070221-0021533

EXHIBIT A

Being part of Block H on Plan No. 2, West Nashville, as shown of record in Book 57, Page 172, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Beginning on the easterly margin of 56th Avenue, North, formerly 15th Street, at the northwest corner of the property conveyed to Benjamin F. Kizer and wife, by Deed from W.F. McCord and wife, of Record in Book 1272, Page 625, said Register's Office; thence with Kizer's northerly line, eastwardly 60 feet; thence northwardly and parallel with the easterly margin of said 56th Avenue, North 75 feet to the southerly margin of an alley; thence with the same westwardly 60 feet to the easterly margin of said 56th Avenue North, southwardly 75 feet to the beginning.

Being the same property conveyed to Cynthia Lee French by Substitute Trustee's Quitclaim Deed from B. Anthony Saunders, Substitute Trustee, filed for record 07/11/05 as Instrument No. 20050711-0080027, Register's Office for Davidson County, Tennessee.

* Property formerly know as Map 91-2 Parcel 291 *