27-A ½

CHARLES A. SULLIVANT JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

My Commission Expires

AT-20070050

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Mary K Parrish
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th day of February, 2007.

Charles A. Sullivant Jr.
Notary Public

(Affix Seal)

My Commission Expires: 9-22-07

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
*Mashon Deobrah Irwin	New Owner	081-06-0 267.00
2511 Jenkins St.		
Nashville Tn 37208		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jacob I. Gadson, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Deobrah*Irwin, an unmarried woman, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:
*Mashon

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

Being Lot No. 33 on the Plan of Cumberland Gardens, Section VIII, as of record in Book 3300, page 82, Register's Office for Davidson County, Tennessee, and further described as follows;

Said lot no. 33 fronts 50.2 feet on the south side of Jenkins Street and runs back 102.7 feet on the westerly line and 107.5 feet on the easterly line to a dead line measuring 50 feet thereon.

Being the same property conveyed to Jacob I. Gadson from Cedric V. Thomison and wife, Tangelia L. Ingram Thomison by Warranty Deed dated October 30, 2006 and recorded November 2, 2006 in Instrument #20061102-0136311, Register's Office for Davidson County, Tennessee.

*

( ) unimproved

This is (X) improved property know as 2511 Jenkins Street, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 9th day of February, 2007

Jacob I. Gadson

Davidson County DEEDWARR
Recvd: 02/27/07 09:12 1 pgs
Fees:13.00 Taxes:296.00
20070227-0023990

*This conveyance is subjust to taxes for the year 2007 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Jacob I. Gadson , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 9th day of February, 2007.

April G Nichols
Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY