Davidson County DEEDWARR
Recvd: 02/28/07 11:32 2 pgs
Fees:13.00 Taxes:299.70
20070228-0024678

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Teresa Pride	New Owners	Map/Parcel -
P O Box 158030		08205OC2800
Nashville, TN 37215		07-01-12849 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Teresa O. Pride, a single person,** (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto **Allison A. Hines, a single person** (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being the southerly 37 and ½ feet of Lot No. 61 on the map of McGavock's Plan of 98 Lots, as of record in Book 21, page 7, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 37 and ½ feet on the westerly side of Fourth Avenue North and runs back between parallel lines 174 feet to an alley.

Being part of the same property conveyed by Quit Claim Deed from William O. Pride, Jr. to Teresa O. Pride as recorded on the 12th day of May, 1999, in Book 11475, page 981 for said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. All matters as shown on plat of record in Plat Book 21 page 7, said Register's Office.
2. 2007 property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantee.

This is improved property commonly known as 1705 4th Avenue North, Nashville, TN 37208

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $81,000.00.

Affiant

Fran Y. Oroson
State of Tennessee
Notary Public
Davidson County

Subscribed and sworn to before me this 27th day of February, 2007

My Commission Expires: My Commission Expires 03/21/2009

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27 day of February, 2007.

Teresa Pride

Teresa O. Pride

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, Teresa O. Pride, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2007.

Fran Y. Orosco

Notary Public

Fran Y. Orosco State of Tennessee Notary Public Davidson County

My commission expires: My Commission Expires 03/21/2009