Return To:
Pinnacle Title & Escrow, LLC
2109 Buena Vista Pike
Nashville, TN 37218
(615) 256-3353

Davidson County DEEDWARR
Recvd: 03/01/07 09:23 2 pgs
Fees:13.00 Taxes:228.66
20070301-0025161

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $61,800.00.

Stacy Sellers
Affiant

Subscribed and sworn to before me, this 16 day of January, 2007.

DAYNE L. BEEP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Dayne L. Beep
Notary Public

My Commission Expires: **MY COMMISSION EXPIRES: March 22, 2008**

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Rosetta Barbour and Stacy Sellers 2619 Meharry Blvd Nashville, TN 37208	ANB Financial, N.A. P. O. Box 699 Bentonville, AR 72712	092-01-0 156.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMYE M. MERRITT, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ROSETTA BARBOUR, unmarried, AND STACY SELLERS, married,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northwest part of Lot No. 30 and the northerly part of Lot No. 31 of Block 3 on the plan of Heffernan Place, of record in Book 161, page 138, Register's Office for Davidson County, Tennessee, to which said plan is hereby referenced for a more complete description.

Said property fronts together 100 feet on the southerly margin of Meharry Boulevard and extends back 84.29 feet on the southeasterly line and 103 feet on the westerly line to a dead line in the rear measuring 60.20 feet thereon.

Being the same property conveyed to Jamye M. Merritt by deed from Velma E. Edwards and husband, Ralph A. Edwards, dated March 10, 2004, of record in Instrument No. 20040316-0029854, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 161, page 138, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 4157, page 465, Register's Office for Davidson County, Tennessee.

This is improved property known as 2619 Meharry Blvd, 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 Grantees, their heirs and assigns, forever; and I 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 16 day of January, 2007.

Jamye M. Merritt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMYE M. MERRITT**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16 day of January, 2007.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

306635.1/200747