WARRANTY DEED

Greater Nashville
Title & Closing Co.
200 Madison Street
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF February, 2007

Notary Public

MY COMMISSION EXPIRES: March 20, 2010

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia A. Etheridge (NAME)	JP Morgan Chase Bank N.A. (NAME)	MAP 119-2
64 Valeria Street (ADDRESS)	P.O. Box 47020 (ADDRESS)	PARCEL 240
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Doraville, GA 30362 (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, WE, Jerry E. Etheridge and Evelyn A. Etheridge

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

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 land in Davidson County, Tennessee, being Lot No. 177 on the Plan of Sterling Heights, Section 5, of record in Book 1835, Page 37, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Jerry E. Etheridge and Evelyn A. Etheridge as Joint Tenants with Right of Surviorship from James N. Etheridge and wife Evelyn A. Etheridge by Warranty Deed of record in Book 11067, Page 70, Register's Office for Davidson County, Tennessee.

THIS CONVEYACE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2007 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO THE Plan of Sterling Heights, Section 5, of record in Plat Book 1835, Page 37, Register's Office for Davidson County, Tennessee, which shows and owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4193, Page 513, Register's Office for Davdison County, Tennessee.

Davidson County DEEDWARR
Recvd: 03/01/07 11:10 2 pgs
Fees:13.00 Taxes:259.00
20070301-0025342

unimproved ( )
This is improved (X) property, known as 64 Valeria Street, Nashville, TN 37210
(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 our hand s this 27th day of February 2007

Jerry E. Etheridge

Evelyn A. Etheridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry E. Etheridge and Evelyn A. Etheridge

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 27th day of February, 2007.

Commission expires March 20, 2010

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public