Davidson County DEEDWARR
Recvd: 03/06/07 14:33 2 pgs
Fees:13.00 Taxes:499.50

20070306-0027793

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 Johnny Cash Parkway, Ste 3
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Nikki Frame	same	82-8-272
620 McFerrin Drive		
Nashville, TN 37206		

FOR AND IN 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, Berthine Jordan, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Nikki Frame, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 11 on the Plan of F.O. Beasley's Subdivision of the Vaughn Tract, of record in Book 2, page 105, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Berthine Jordan by Deed from Warren Brown, of record in Instrument # 20020416-0047380, said Register's Office.

This is improved property known as: 620 McFerrin Drive, Nashville, TN 37206

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 the GRANTOR does covenant with the said GRANTEES that the GRANTOR is 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 itself, its 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. Whenever 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 hands this 31st day of January, 2007

1-31-07
Berthine Jordan

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Berthine Jordan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained. Dated this 31st day of January 2007

NOTARY PUBLIC

My commission expires:
5-28-07

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $ 135,000.00

Affiant

Subscribed and sworn to before me this 31 day of January, 2007.

NOTARY PUBLIC

My Commission Expires: 5-28-07

BRIAN K. WAITE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.