# WARRANTY DEED

AT-20070117

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,750.00.

Angie Mallard
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th day of March, 2007.

April G Nichols
Notary Public

(Affix Seal)

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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#: |
|---|---|---|
| Brenda G. Cornwell | SAME | 081-16-0 192.00 |
| 3209 Booksdale Circle | | |
| LaVergne, TN 37086 | | |

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, Jiji Mathew, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Brenda G. Cornwell, 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:

Exhibit "A"

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

Being Lot No. ~~87~~ 86 on the Plan of McGavocks Town North Nashville, of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jiji Mathew, unmarried from Rita Hernandez by Warranty Deed dated April 5, 2006 and recorded April 7, 2006 in Instrument #20060407-0040468, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
**This is ( X ) improved property know as** 1025 Monroe 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.**

Davidson County DEEDWARR
Recvd: 03/16/07 13:50 2 pgs
Fees:13.00 Taxes:291.38
20070316-0032499

Witness my/our hand(s) this 12th day of March, 2007

Jiji Mathew by Lauren Miller, POA

Jiji Mathew by Lauren Miller, POA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of March, 2007, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Lauren Miller., with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Jiji Mathews, and as such Attorney in Fact for Jiji Mathews, he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney and is authorized by Jiji Mathews to execute this instrument on behalf of Jiji Mathews.

Witness my hand and official seal on this 12th day of March, 2007.

Notary Public

My Commission Expires: 6-26-07

