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Davidson County DEEDWARR
Recvd: 03/19/07 08:05 2 pgs
Fees:13.00 Taxes:362.60

20070319-0032593

WARRANTY DEED

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19,2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$98,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS ~~THE 16TH~~ **DAY OF MARCH, 2007.**

Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2008~~.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gabriel Z. Fairchild	**Capitol Bank & Trust, ISAOA/ATIMA**	**72-9-326**
(NAME)	(NAME)	
902 Carolyn Avenue	**1808 West End Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Nashville, TN 37203**	
(CITY) (STATE) (ZIP)	(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, **Josephine M. Crain, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gabriel Z. Fairchild and Andra R. Fairchild, husband and wife**, 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:

LAND in Davidson County, Tennessee, being Lot No. 88 on the plan of Irvington, as of record in Book 843, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 88 fronts 60 feet on the southerly side of Carolyn Avenue and runs back between parallel lines 170.5 feet to a dead line.

Being the same property conveyed to Josephine M. Crain, a single person by General Warranty Deed from Rumsey Crain and wife Pauline C. Crain of record in Book 4489, page 310, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ■ property, known as **902 Carolyn Avenue, Nashville, TN 37216**
(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 **my hand** this **16th day of March, 2007**.

Josephine M. Crain

Josephine M. Crain

by Patricia M Bennett - POA

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Patricia C. Bennett**, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of **Josephine M. Bennett** as Attorney-In-Fact, as her free act and deed

Witness my hand and official seal at **Nashville, Tennessee this 16th day of March, 2007.**

Commission expires: **July 19, 2008**

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Justin Tatum — Notary Public

My Commission Expires JULY 19,2008