03

Realty T.M.
30x48s

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$94,000.00~~ $0.00

Affiant

Subscribed and sworn to before me this 4th day of April, 2007

Notary Public
My Commission expires: 3/[illegible]/2010
(Affix Seal)

DIANE K. MANN NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY, TN

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Joshua Collins | AMERICA'S WHOLESALE LENDER | 092-03-0-160.00 |
| 2403 Albion Street | P.O. BOX 660694 | |
| Nashville, TN 37208 | DALLAS, TEXAS 75266-0694 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William J. Jackson and Dyann Riche Ward, The Heirs-at-Law of William Ira Jackson,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joshua Collins and Stephanie Coleman-Smith**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 173 on the plan of Heffernan Place, of record in Book 161, page 138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot No. 173 fronts 50 feet on the southerly side of Albion Street and runs back between parallel lines, 140 feet to an alley.**

**Being the same property conveyed to Oscar R. Jackson and wife, Addie McEvans Jackson, by deed from Ella W. Brandon, on April 12, 1952, of record in Book 2042, page 591, Register's Office for Davidson County, Tennessee. And further conveyed to William Ira Jackson, a married man, by Quitclaim Deed from Oscar R. Jackson and wife, Addie McEvans Jackson of October 17, 1984, of record in Book 6405, page 370, said Register's Office. The said William Ira Jackson having died intestate on June 6, 2002, leaving said property to his Heirs-at-law, William J. Jackson and Dyann Riche Ward.**

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 092-03-0-160.00.
- Subject to all matters as shown on the Plan of record in Book 161, page 138, Register's Office Davidson County, Tennessee.
- Subject to Validity of Affidavit if Heirship of record in Instrument Number 20050425-0045440, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2403 Albion Street, Nashville, TN 37208**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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: 04/09/07 15:00 2 pg:
Fees:13.00 Taxes:333.00

20070409-0041967

**WITNESS** our hands this March 30, 2007.

**The Heirs-at-Law of William Ira Jackson**

**BY:** _____
**William J. Jackson, Heir-at-law**

**BY:** _____
**Dyann Riche Ward, Heir-at-law**

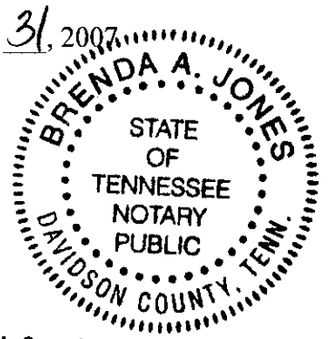
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William J. Jackson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 31, 2007.

My commission expires Sept 20, 2008

Brenda A Jones
Notary Public




My Commission Expires SEPT. 20, 2008

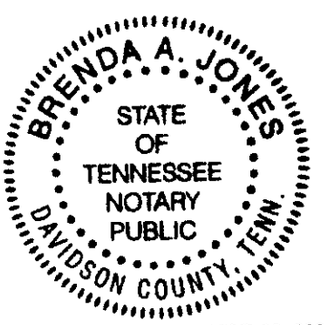
STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dyann Riche Ward,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 31, 2007

My commission expires Sept 20, 2008

Brenda A Jones
Notary Public




My Commission Expires SEPT. 20, 2008