# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS ~~$40,000.00~~

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 13TH DAY OF APRIL, 2007

NOTARY PUBLIC

MY COMMISION EXPIRES 3/21/2011
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
STATEWIDE TITLE AND ESCROW LLC **109 CUDE LANE MADISON TN 37115**

| Address New Owner(s) As Follows: JC Bernard Pickett | Send Tax Bills To: | Map and Parcel Number: |
|---|---|---|
| 1823 12th Ave. North | same | 081-070-347.00 |
| Nashville, TN 37208 | | |
| (City) (State) (Zip) | (City) (State) (Zip) | |

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, WE, **Sam Henry Graham and wife, Marlene Graham** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JC Bernard Pickett and JoAnn Mallard** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** County, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Being Lot No. 88 on the plan of Cephas Woodard's Subdivision of Lots Nos. 5 and 6 of the Woodard property, as of record in Book 161, page 174.**

**Said Lot No. 88 fronts 50 feet on the westerly side of 12th Avenue, North formerly Epps Avenue and runs back between parallel lines 115 feet to an alley.**

**Being the same property conveyed to Sam Henry Graham by Quitclaim Deed from Juanita Barnes Wharton and Rhunette Robinson Graham dated 04-12-96 and filed for record 04-12-96, in Deed Book 10014, page 182, said Register's Office for Davidson County, Tennessee.**

( )Unimproved
This is ( X )Improved property known at: **1823 12th Ave. North**
**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 GRANTEES, their heirs and assigns forever; and we do not 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 unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 13th day of **April**, 2007

Sam Henry Graham

Marlene Graham

STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 05/14/07 12:44 2 pgs
Fees:13.00 Taxes:148.00
20070514-0057442

COUNTY OF Davidson Tennessee

Personally appeared before me, Sam Henry Graham and Marlene Graham a Notary Public in and for said County and State, the within named bargainor _____, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Statewide Utah

This 13 day of April, 2007

LISA MARIE YASKE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 3/21/2011