WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/15/07 15:14 2 pgs
Fees:13.00 Taxes:44.40
20070515-0058301

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$12,000.00.**

Daphne M. Davis
Affiant

Subscribed and sworn to before me this 15th day of May, 2007

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

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:
J. Seth Jennings	SAME	082-03-0-075.00
3812 Park Avenue		
Nashville, TN 37209		

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, **Charles G. Poteete and wife, Gina Poteete**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **J. Seth Jennings**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the southerly 45 feet of Lot No. 36 on the plan of the Shields, Davis, Sharpe & Horn's Addition, of record in Book 57, page 86, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of said Lot No. 36 fronts 45 feet on the westerly side of North Second Street, and is located at 842 North Second Street, in Nashville, Tennessee, formerly Harris Street, and runs back between parallel lines 145 feet , more or less, to an alley.

Being the same property conveyed to Charles G. Poteete and wife, Gina Poteete, by deed from Jerry Winford Hammock, on November 9, 1995, of record in Book 9870, page 45, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 86, Register's Office Davidson County, Tennessee.

This is improved property known as: **842 North 2nd Street, Nashville, TN 37207**

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.

WITNESS our hands this May 15, 2007.

Charles G. Poteete

Gina Poteete

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles G. Poteete and wife, Gina Poteete** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 15, 2007

My commission expires 9-22-07

Notary Public

