WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/31/07 13:22 2 pgs
Fees:13.00 Taxes:214.60

20070531-0064711

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: October 26, 2008.
(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony A. DeSoto	Anthony A. DeSoto	Map 81-11
(NAME)	(NAME)	
1612 22nd Avenue N	2119 Lady Clare Walk	
(ADDRESS)	(ADDRESS)	Parcel 149
Nashville, TN 37208	Manteca CA 95336	
(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, Touraine Shaffer AKA Tourrain Schaffer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony A. DeSoto, a married man, 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:

Being Lot No. 58 and part of Lot No. 59 on the Map of S.A. Champion's Subdivision, as shown of record in Book 161, Page 132, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot Nos. 58 and part of 59 front together 106 feet on the easterly side of 22nd Avenue North, formerly Champion Avenue, and run back between parallel lines 154.7 feet to an alley.

Being the same property conveyed to Rev. Richard L. Jackson and Rev. Jennie Benson Vaughn, and to the survivor of such person by Quitclaim Deed to create a joint tenancy by and through Beverly M. Hobbs, Trustee as filed of record in Book 7869, Page 58, Register's Office of Davidson County, Tennessee. Richard Leslie Jackson a/k/a Rev. Richard L. Jackson having died on June 9, 1997. Rev. Jennie B. Vaughn conveyed to Rev. Jennie B. Vaughn, Trustee of the Rev. Jennie B. Vaughn Revocable Living Trust dated January 8, 1999 by Quitclaim Deed filed of record in Instrument No. 199912150303545, said Register's Office. Jennie Benson Vaughn having died on May 1, 2006. Further conveyed from Rev. Rickey Davis and Rev. Theresa Hatcher as death Trustees named in the Rev. Jennie B. Vaughn Living Trust dated January 8, 1999, and Restated on March 8, 2002 in accordance with the provisions of Article 7 of the Trust, which deals with specific bequest of properties by Quitclaim Deed to Tourrain Schaffer, beneficiary under the RESTATED LIVING TRUST dated March 8, 2002 filed for record as Instrument No. 20060809-0097975, and Affidavit of Correction to said deed filed of record in Instrument 20061212-0153255, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 161, Page 132, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1612 22nd Avenue N, Nashville, TN 37208
(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 29th day of May, 2007.

Touraine Shaffer

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Touraine Shaffer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 29th day of May, 2007.

Commission expires: October 26, 2008

Shanna Ray Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY