Davidson County DEEDWARR
Recvd: 06/04/07 09:53 1 pgs
Fees:13.00 Taxes:573.50

20070604-0065876

WARRANTY DEED

AT-20070237

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of May, 2007.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Billy W. Easterly	Billy W. Easterly	082.05-0-059.00
1616 5th Avenue North	1616 5th Avenue North	
Nashville, TN 37208	Nashville, TN 37208	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Idabell K. Silverman and Ernest O'Dell Kayfes, Jr., hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Billy W. Easterly, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Land in Davidson County, Tennessee, Being Lot No. 93 on the Plan of D.T. McGavock's Addition of 98 lots, as of record in Book 21, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 93 fronts 50 feet on the easterly side of 5th avenue North Formerly Summer Street, and runs back between parallel lines, 174 feet to an alley.

Being the same property conveyed to Idabell K. Silverman and Ernest O'Dell Kayfes, Jr. by Will dated August 23, 1971 and recorded June 5, 2006 in Instrument # 200606050066273, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 1616 5th Avenue 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 30th day of May, 2007

Idabell K. Silverman

Ernest O'Dell Kayfes, Jr.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Idabell K. Silverman Ernest O'Dell Kayfes, Jr.; the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee this 30th day of May, 2007.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY