Davidson County DEEDWARR
Recvd: 06/05/07 12:01 2 pgs
Fees:13.00 Taxes:3644.50

20070605-0066961

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $985,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of June, 2007.

Notary Public

My commission expires: 11-22-10

(AFFIX SEAL)

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gregory D. Duvall	**New Owner**	**Map 117-06, Parcel 076.00**
2222 12th Ave, South		
Nashville, Tn 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jeffrey C. Nahley and wife, Eleanor B. Nahley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory D. Duvall, 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:

Land in Davidson County, TN, being part of Lot No. 29 on the Plan of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May 1910, as follows:

Beginning on the southerly margin of Hampton Avenue at a point 1825 feet west of the center line of 23rd Avenue, South; thence with said Avenue, westwardly 125 feet to the N.E. corner of the property conveyed to Harvill A. Freeland and wife, by deed from Loiette Hampton Hume, et al, as of record in Book 1058, Page 73 Register's Office for said County; thence with said Freeland's Easterly line, southwardly 345 feet; thence eastwardly 125 feet; thence northwardly 345 feet to the beginning.

Being the same property conveyed to Jeffrey C. Nahley by deed from Thomas J. Limbird and spouse, Lee E. Limbird of record in Book 10477, Page 306, said Register's Office. The said Jeffrey C. Nahley has conveyed to Jeffrey C. and Eleanor B. Nahley, of record in Book 10890, Page 648, said Register's Office, for the purpose of creating an estate as tenants by the entirety.

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record if any.
This is improved (__X__) Unimproved (____) property, known as **3435 Hampton Avenue, Nashville, TN 37215**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 1st day of June, 2007.

Jeffrey C. Nahley

Eleanor B. Nahley

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Jeffrey C. Nahley and wife, Eleanor B. Nahley**, 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, at office, this **1st** day of **June, 2007.**

Robin S. Edwards
Notary Public



My Commission Expires: 2/26/2011