# WARRANTY DEED

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$33,000.00.**

Affiant

Subscribed and sworn to before me this 25 day of May 2007

Notary Public
My Commission expires: My Commission Expires NOV 22, 2008
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2108 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Southeast Real Estate Development, LLC | | 071-11-0-015.00 |
| PO Box 282102 | NEW OWNER | |
| Nashville, TN 37228 | | |

**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, **Andrew Hereford**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Southeast Real Estate Development, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 325 on the plan of N.M.T.J. and G.W. Harding's Plan, of record in Book 21, page 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot fronts 50 feet on the westerly side of 22nd Avenue North, and runs back between parallel lines 157 feet to an alley.**

**Being the same property conveyed to Wayne B. Whitaker, a single person, by deed from Freedlander, Inc., The Mortgage People, A Virginia Corporation, on October 9, 1986, of record in Book 7023, page 948, Register's Office for Davidson County, Tennessee. The said Wayne B. Whitaker having since died, a resident of Davidson County, Tennessee, leaving as his sole heir at law, Dewayne H. Whitaker. Affidavit of Heirship of record in Instrument Number 20030506-0060247 and 20030506-0060248, said Register's Office. Further conveyed to Andrew Hereford from Dewayne H. Whitaker, the sold Heir-at-law of Wayne B. Whitaker, by Quitclaim Deed of record in Instrument Number 20070420-0047608, said Register's Office.**

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 081-11-0-015.00.
- Subject to all matters as shown on the Plan of record in Book 21, page 80, Register's Office Davidson County, Tennessee.

This is improved property known as: **1735 22nd Avenue North, Nashville, TN 37208**

**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 25, 2007.

Davidson County DEEDWARR
Recvd: 06/13/07 12:11 2 pgs
Fees:13.00 Taxes:122.10
20070613-0070848

**Andrew Hereford**

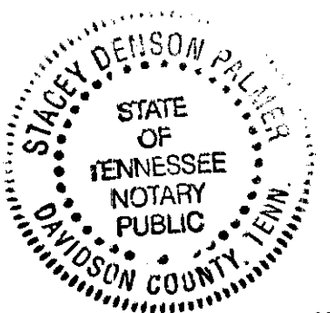
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andrew Hereford** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 25, 2007

My commission expires _____

Stacey Denson Palmer
Notary Public




My Commission Expires NOV. 22, 2008