Box 34

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,800.00

Marquita J. Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June 2007

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 1-30-09
(AFFIX SEAL)

LEON CHARBER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

**THIS INSTRUMENT WAS PREPARED BY**

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marquita J. Hill (NAME) | Chase Bank USA, N.A. (NAME) | MAP: 81-11 |
| 1608 16th Avenue North (ADDRESS) | 601 Oakmont Lane, Suite 300 (ADDRESS) | PARCEL: 368.00 |
| Nashville, TN 37208 (CITY) (STATE) (ZIP) | Westmont, IL 60559 (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, Ricky Patton

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

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 southerly half of Lot No. 304 in the McGavock Wetmore and Others Addition to the Town of McGavock a plan of which is of record in Book 21, Page 41, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and detailed description.

Said southerly half of Lot Number 304 fronts 50 feet on the easterly side of 16th Avenue North, formerly Hendershott Street and runs back between parallel lines 170 feet to an alley and being the same property a one-half interest of which was conveyed to Pauline Brown by deed of record in Book 833, Page 109, Register's Office of Davidson County, Tennessee to which reference is made.

For source of title reference is made to Instrument Number 20070102-0000298, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.

Davidson County DEEDWARR
Recvd: 06/15/07 14:37 2 pgs
Fees:13.00 Taxes:450.66
20070615-0072027

unimproved ( )
This is improved ( X ) property, known as 1608 16th Avenue North, 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 13th day of June 2007

Ricky Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ricky Patton

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of June 2007.

Commission expires 1-20-09

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public