20563-3

WARRANTY DEED

FILE BOX 19B

Davidson County DEEDWARR
Recvd: 06/18/07 08:48 2 pgs
Fees:13.00 Taxes:928.70
20070618-0072242

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,000.00

Joseph L. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th day of June, 2007

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: ~~04/03/11~~ 11-19-08 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JEFFRY JN ~~JEFFREY~~ NYMAN and PIPER LYNN NYMAN	SUNTRUST MORTGAGE, INC.	104-5
(NAME) 112 37th Ave N.	(NAME) 901 Semmes Avenue	53.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **TERESA DAWN HOUSTON, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFRY JN ~~JEFFREY~~ **NYMAN and wife, PIPER LYNN NYMAN**, hereinafter called the Grantee(s), 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, Tennessee being Lot No. 161, on the Plan of Part of West Grove Subdivision, of record in Book 421, Page 109, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 161 fronts 50 feet on the easterly margin of 37th Avenue, North and extends back between parallel lines, 200 feet to an alley.

BEING the same property conveyed to TERESA DAWN HOUSTON, UNMARRIED, by Warranty Deed from HAYLEE WADDEY, UNMARRIED, of record in Instrument No. 20040825-0102882, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved
Improved property known as: 112 37th Ave N., Nashville, TN, 37209.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hands, this 14th day of June, 2007.

Teresa Dawn Houston

TERESA DAWN HOUSTON

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 **TERESA DAWN HOUSTON**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of June, 2007.

My Commission Expires: 01/03/11

Notary Public

