Davidson County DEEDWARR
Recvd: 06/19/07 11:53 2 pgs
Fees:13.00 Taxes:107.30

20070619-0073223

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$29,000.00**.

James T. Beaird
Affiant

Subscribed and sworn to before me, this the 15th day of June, 2007.

AMY GERWIG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: **MY COMMISSION EXPIRES: July 24, 2010**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Professional Title, LLC
2699 Lee Road, Suite 120 , Winter Park, Florida 32789

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James T. Beaird **Lori D. Beaird**	**New Owner**	**082 03 0 075.00**
1620 Brookvalley Circle.	**5217 Maryland Way**	
Mt. Juliet, TN 37122	**Brentwood, TN 37027**	

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,

J. Seth Jennings

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

James T. Beaird and Lori D. Beaird, husband and wife

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 the southerly 45 feet of Lot No. 36 on the plan of the Shields, Davis, Sharpe and Horn's Addition, of record in Book 57, page 86, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Said part of said Lot No. 36 fronts 45 feet on the westerly side of North Second Street, and is located at 842 North Second Street, in Nashville, Tennessee, formerly Harris Street, and runs back between parallel lines 145 feet, more or less, to an alley.

Being the same property conveyed to J. Seth Jennings in Instrument 20070515-0058301 recorded 5/15/2007, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles G. Poteete and wife, Gina Poteete by Deed of record in Book 9870, Page 45 recorded 11/28/1995, Register's Office for Davidson County, Tennessee.

This property has been used for investment purposes only and has never been used as the marital residence of the grantor.

This is improved (X) Unimproved (____) property, known as **842 N. 2nd St., Nashville, TN 37207**

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 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/our hand(s) this **15th** day of **June, 2007.**

J. Seth Jennings

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **J. Seth Jennings,** the within named sellers, 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 **15th** day of **June, 2007.**



Notary Public

My Commission Expires: MY COMMISSION EXPIRES: July 24, 2010