WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/20/07 12:32 2 pgs
Fees:13.00 Taxes:377.40
20070620-0073686

MARIE BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2007

Marie Bradford
Notary Public:

MY COMMISSION EXPIRES: 11-14-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tawanna Duggans	New Owner	Map 081
1616 23rd Ave. N.		Group 10-0
Nashville, TN 37208		Parcel 359.00

FOR AND IN 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

JC & Y Group, LLC

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Tawanna Duggans, married
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 Lot No. 124, on the Plan of S.A. Champion Subdivision of certain lots in Harding's Addition to Nashville, of record in Plat Book 161, Page 132, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to JC & Y Group, LLC by deed from Louis Bowman and Joan B. McCoy, of record in Instrument 20050915-0110914, dated September 9, 2005, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 161, Page 132, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1616 23rd Ave. N., Nashville, TN 37208

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 24th day of May, 2007.

JC & Y Group, LLC

BY: JC & Y Group, LLC
Chris Irwin, Member

BY: JC & Y Group, LLC
Yvonne Cangelosi, Member

STATE OF FLORIDA
COUNTY OF Palm Beach

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Chris Irwin and Yvonne Cangelosi with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Members of the JC & Y Group, LLC the within named bargainer, and that they as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the said Chris Irwin and Yvonne Cangelosi as such Members.

Witness my hand and official seal at office on this the 24th day of May, 2007.

My Commission Expires: 3-23-08

Patricia L. Cornell
Notary Public

PATRICIA L. CORNELL
Notary Public - State of Florida
My Commission Expires Mar 23, 2008
Commission # DD302709
Bonded By National Notary Assn.