THIS DOCUMENT PREPARED BY (AND AFTER
RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15080

Davidson County DEEDWARR
Recvd: 06/28/07 13:00 2 pgs
Fees:13.00 Taxes:442.15
20070628-0077274

Property Address:
1837 Meade Avenue, Nashville, TN 37207 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Terrell Starks, unmarried**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Sheketha Davis, unmarried**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being the northerly 100 feet of Lot No. 38 on the Map of Brooklyn Heights, as of record in Book 332, Page 140, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 38 fronts 46 feet on the southerly side of Mead Avenue and runs back between parallel lines with the easterly margin of Page Street, 100 feet to a dead line.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Harold Thomas Shannon, sole Heir of Gracie Mae Lawrence, dated December 14, 2006, and recorded January 8, 2007, in the Register's Office for Davidson County, Tennessee, Instrument Number 200701080002798.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantor and is not Grantor's marital residence, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 26th day of June, 2007.

Terrell Starks {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 26th day of June, 2007, before me, the undersigned officer, personally appeared Terrell Starks, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

ROBBIN YOUNT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $119,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 26th of June, 2007.

Notary Public

My Commission expires: 9-18-10

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Name of Owner and Property Address:
Sheketha Davis
1837 Meade Avenue

Nashville, TN 37207

Phone: n/a

Person Or Entity Responsible For Payment Of Taxes:
Sheketha Davis
US Bank Home Mortgage

PO Box 7298, Springfield, OH 45501-7298

Phone: n/a

Tax Parcel ID#: 071.05-0-174.00