Davidson County DEEDWARR
Recvd: 07/19/07 08:37 2 pgs
Fees:13.00 Taxes:278.20
20070719-0085766

WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,190.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2007

Notary Public:

MY COMMISSION EXPIRES: 11/22/2010
(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:
Clayton Jeffords	NEW OWNER	Map 091
502 Nichol Road	P.O. Box 331054	Group 10-0
Nashville, TN 37209	Nashville, TN 37203	Parcel 226

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

Cena M. Morgan, f/k/a Cena M. Dobbs and husband, Edward Morgan

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Clayton Jeffords

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:

Land in Davidson County, Tennessee, being the southerly 50 feet of the northerly 112 feet of the westerly 150 feet of Block "E" on the map of Holman Heights, Vernon and Lovell's Subdivision of Blocks 13, 14, 15, 16, and 17 of the B.F. Cockrill Farm, as of record in Book 332, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said part of Block E fronts 50 feet on the easterly side of Nichol Street or Avenue and runs back between parallel lines , from the center of said Street 150 feet to a dead line.

BEING the same property conveyed to Cena M. Dobbs, aka Cena Marie Eberhardt by deed from Linda F. Hamlett, of record in Instrument 20011227-0142913, dated December 21, 2001, 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 Book 332, Page 7, said Register's Office.

The said Edward Morgan joins in this conveyance to convey any and all marital interest he/she may have in said property.

Cena M. Morgan and Cena M. Dobbs being one in the same person.

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 502 Nichol Road, Nashville, TN 37209

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 our hands this 13th day of July, 2007.

Cena M. Morgan
Cena M. Morgan

Edward Morgan
Edward Morgan

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 Cena M. Morgan and Edward Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.