WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/17/07 08:46 3 pgs
Fees:18.00 Taxes:85.10
20070817-0098339

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $23,000.00.

Affiant

Subscribed and sworn to before me this 15th day of August, 2007

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jake Sogga	new owner	091-08-0-232.00
4004 Dakota Avenue		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ernestine Stephens and John Thomas Stephens**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jake Sogga**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of Lot No. 32 on the map of a re-subdivision of certain lots in Clifton Subdivison of record in Book 1130, page 52, Register's Office for Davidson County, Tennessee and described as follows: Beginning at a point in the South margin of Albion Street, 52 feet east of the easterly margin of 44th Avenue North; thence southerly 91.4 feet to the northeasterly margin of the right-of-way of the N.C. and St. L. railway which point is 81.8 feet south 36 deg. East from the intersection of said right-of-way and the easterly margin of 44th Avenue North; thence easterly 43 feet; thence northerly 91.4 feet to the south margin of Albion Street; thence with the margin of the same westerly 43 feet to the point of beginning.

Being the same property conveyed to Ernestine Stephens and John Thomas Stephens, by deed of record in Instrument Number 20070425-0049328, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1130, page 52, Register's Office Davidson County, Tennessee.
- Subject to any right-of-way of railroads.

This is improved property known as: **4311 Albion Street, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 15, 2007.

Ernestine Stephens
Ernestine Stephens

John T Stephens
John Thomas Stephens

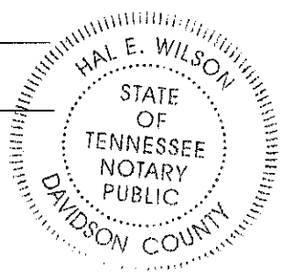
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ernestine Stephens and John Thomas Stephens** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 15, 2007

My commission expires 9-22-07

Notary Public



I, Hal E. Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Hal E. Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

My commission expires: 11-14-2009

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)