Davidson County DEEDWARR
Recvd: 08/20/07 10:01 2 pgs
Fees:13.00 Taxes:277.50

20070820-0099145

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of August, 2007.

Notary Public

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

(AFFIX SEAL)

AMY GERWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 Beaird **Rodney T. Williams**	**New Owner**	**082 08 0 335.00**
1620 Brookvalley Circle.		
Mt. Juliet, TN 37122		

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,

Janice M. Scharkley, unmarried

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

James Beaird and Rodney T. Williams

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 Lot No. 13, Block G on the Plan of Eastwood Addition, as shown on plat of record in Plat Book 332, page 63, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Janice M. Scharkley by Deed of record in Book 9747, Page 843 recorded 8/1/1995, Register's Office for Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **943 Maxwell Ave., Nashville, Tennessee 37206**

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 **16th** day of **August, 2007.**

Janice M. Scharkley

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Janice M. Scharkley,** 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 **16th** day of **August, 2007.**

Notary Public

MY COMMISSION EXPIRES.
July 24, 2010

My Commission Expires:_____

AMY GERWIG
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY