# WARRANTY DEED

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$135,000.00.**

Carmen Coats
Affiant

Subscribed and sworn to before me this 29th day of August, 2007

Angie L. Lawless
Notary Public
My Commission expires:
(Affix Seal)

**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: |
|---|---|---|
| Simeon Raine, Sr. | | 060-01-0-051.00 |
| 443 Ewing Drive | 443 Ewing Drive | |
| Nashville, TN 37207 | Nashville, TN 37207 | |

**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, **Edward L. Hall and wife, Jacqueline E. Hall**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Simeon Raine, Sr. and Wife, Sharron L. Raine**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 7 on the plan of Aldrich Heights, Section Two, of record in Book 2133, page 128, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Edward L. Hall and wife, Jacqueline E. Hall, by deed from Murray F. Cannon and wife, Billie Sue Cannon, on August 1, 1979, of record in Book 5476, page 160, Register's Office for Davidson County, Tennessee.**

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 060-01-0-051.00.
- Subject to all matters as shown on the Plan of record in Book 2133, page 128, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2300, page 212, Register's Office for Davidson County, Tennessee.

This is improved property known as: **443 Ewing Drive, Nashville, TN 37207**

**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 29, 2007.

Davidson County DEEDWARR
Recvd: 09/05/07 14:39 2 pgs
Fees:13.00 Taxes:499.50
20070905-0106700

Edward L. Hall

Jacqueline E. Hall

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Edward L. Hall and Jacqueline E. Hall** 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 29, 2007

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY