Davidson County DEEDWARR
Recvd: 09/11/07 12:03 2 pgs
Fees:13.00 Taxes:684.50

20070911-0108971

**WARRANTY DEED**

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $185,000.00

Affiant

LAURI A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and Sworn to me, this 24th day of August, 2007.

Notary Public

My commission expires: 11/14/09

**THIS INSTRUMENT WAS PREPARED BY**
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

| ADDRESS NEW OWNER | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| Elaine Peebles<br>1101 Holly Street<br>Nashville, TN 37206 | Same | MAP & PARCEL<br>08216038200 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Gloria J. Parham, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Elaine Peebles**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 142 on the Map of Williams First Addition to Edgefield, now East Nashville, as of record in Book 21, page 45, Register's Office for said County.

Said Lot No. 142 fronts 50 feet on the northerly side of Shelby Avenue and runs back between parallel lines 175 feet to an alley.

Being part of the same property conveyed to V. Ray Parham and wife, Gloria J. Parham by deed from Amelia N. Little of record in Book 7619, page 137, Register's Office for Davidson County, Tennessee. The said V. Ray Parham having since died and the property vested in Gloria J. Parham by estate by the entireties.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 21, Page 45, said Register's Office.

Taxes for the year 2007 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is ( x ) improved ( ) unimproved property known as 805 Shelby Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 24th day of August, 2007.

Gloria J. Parham

**Gloria J. Parham**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gloria J. Parham** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of August, 2007.

Laura A. Beasley
Notary Public

My Commission Expires: 11/14/09

LAURA A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY