Davidson County DEEDWARR
Recvd: 10/02/07 11:09 2 pgs
Fees:13.00 Taxes:370.00

20071002-0117213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $100,000.00

Subscribed and sworn before me, this the 4th day of September 2007

My Commission expires: 11-14-09 (Affix Seal)

Juan M Marks
Affiant

Notary Public

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Nov. 14, 2009

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
ROBERT GREENE, ATTORNEY
208 Third Avenue N. Suite 500, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO
Juan M. Marks	Same
1109 argyle (Name)	(Name)
(Street Address)	(Street Address)
Nashville, Tennessee 37203	
(City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP AND PARCEL NO. 105-05-256	FIELD BOOK NO. 16W 15220

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECIEPT OF WHICH IS HEREBY ACKNOWLEDGED, **SAMUEL HAMBRICK HEREINAFTER CALLED GRANTOR HAVE BARAGAINED AND SOLD , AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO JUAN M. MARKS, HEREINAFTER CALLED GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

Land in Davidson County Tennessee, being Lot No. 37 on the Map of Bransford Realty Company's Re-subdivision of the North part of A. B. Hill's Subdivision of the Plant Lands, as of record in Book 421, Page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts on the southerly side of Argyle Avenue, and runs back between parallel lines 145 feet , more or less, to an alley.

Being the same property conveyed to SAMUEL HAMBRICK by deed from VIVIAN ANNETTTA BROWN, A SINGLE WOMAN, of record in Book 9415, page 22, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1109 Argyle Avenue North, Nashville, Tennessee 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my hand this 10th day of September 2007,

Samuel Hambrick
By Vanessa Appleton, Attorney in fact

SAMUEL HAMBRICK
BY: VANESSA APPLETON, ATTORNEY IN-FACT

STATE OF TENNESSEE }
County of Davidson }

On this 10th day of September 2007, before me personally appeared Samuel Vanessa Appleton, to me known (or proved to me in the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Samuel Hambrick, acknowledged that such person executed the same as the free act and deed of Samuel Hambrick.

Witness my hand and official seal at office this 10th day of September 2007.

My Commission expires:

Robert Greene
Notary Public

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 14, 2009