Davidson County DEEDWARR
Recvd: 10/11/07 10:06 2 pgs
Fees:13.00 Taxes:336.70

20071011-0120868

Box 28-B

WARRANTY DEED

The actual consideration or value for this transfer is $ 91,000.00 .

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 2nd day of ~~September~~ October, 2007.

Notary

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike, Nashville, TN 37216
FILE D- 1205

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#2007080067

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Janet Marie Henderson, 629 Nell Avenue Nashville, TN 37206	Flagstar Bank 5151 Corporate Drive Troy, MI 48098	19W-14220/ MAP 082080 / 05200

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Janet Marie Henderson , and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Helen Jones**, Unmarried, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

Janet Marie Henderson , the GRANTEE herein, heir her and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Bransford Realty Company's Subdivision of the McWhirter Tract and the Love-McFerrin Tract of record in Plat Book 421, page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Helen Jones by deed from Easter L. Gray of record in Book 9789, page 939, in the Register's Office for Davidson County, Tennessee, dated September 1, 1995.

The address of the above described property is: 629 Neill Avenue, Nashville, TN 37206.

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever. I do covenant with the said GRANTEE that I am 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. I do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2007 Property taxes are to be prorated and assumed by the GRANTEES.
Subject to all matters shown on the Plan of Bransford Realty Company's Subdivision of the McWhirter Tract, of the Love-McFerrin Tract of record in Plat Book 421, page 52, Register's Office for Davidson County, Tennessee.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Grantor makes oath and says, that the property described herein is not their principal residence, nor the residence of their spouse nor any dependant and this conveyance is not made to defeat the rights of any third party.

This is improved property known as: 619 Neill Avenue, Nashville, TN. 37206.

Witness our hands this 2 day of ~~September~~ October, 2007.

Helen Jones

Helen Jones

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis, a Notary Public in and for said County and State, the within named Helen Jones, unmarried, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this day of ~~September~~ Oct. 2, 2007.

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3-22-08

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WARRANTY DEED

From: Helen Jones

To: Janet Marie Henderson

Property:
619 Neill Avenue
Nashville, TN. 37206

This Instrument was Prepared by:

Leroy Johnston Ellis IV
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