**THIS INSTRUMENT PREPARED BY:**
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard, Suite A
Brentwood, TN 37027

**SEND TAX BILLS TO:**
SunTrust Mortgage, Inc.
2014th Avenue North, 7th Floor
Nashville, TN 37219

**MAP PARCEL NUMBERS**
82.03-0-51.00

Davidson County DEEDWARR
Recvd: 10/18/07 13:39 3 pgs
Fees:18.00 Taxes:573.13
**20071018-0123739**

# WARRANTY DEED

**THIS INDENTURE**, made and entered into this 4th day of September, **2007**, by and between **Successful Survivors, Inc.**, party of the first part, and **Chocez M. Howard, unmarried,** party of the second part,

**WITNESSETH**: That for and in consideration of **$154,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

**Land in Davidson County, Tennessee, being part of Lot No. 91 and part of the southerly 7 feet of Lot 92 on the Plan of Sharpe and Horn's 2nd Subdivision of the Lindsley property as of record in Plat Book 161, page 53, Register's Office for Davidson County, Tennessee.**

**Said part of Lot 91 and part of the southerly 7 feet of Lot 92 from together 67 feet on the easterly side of Joseph Avenue, and run back between parallel lines and with the northerly margin of Childers Avenue 111 feet to a dead line.**

**BEING the same property conveyed to Successful Survivors, Inc. by deed from Danny R. House, unmarried, of record in Book/Instrument No. 20050623-0072015 Register's Office, Davidson County, Tennessee, dated 1/22/05 and recorded 6/23/05 and then re-recorded in Book/Instrument No. 20050922-0113886 on 9/22/05.**

**THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in the Plat in Plat Book 161, page 53; Restrictive Covenants of record in Instrument No. 200506230072016, as recorded in the Register's Office for Davidson County, Tennessee; and any and all zoning regulations, setback lines, easements, right of ways, restrictive covenants, building restrictions, homeowner's association, by laws, master deeds, charters, etc., Davidson County, Tennessee.**

**The above referenced property is also known as 1101 Joseph Avenue, 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 said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part 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.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

SUCCESSFUL SURVIVORS, INC.

BY: N. Curtis Bryant
(Name & Title) Executive Director

STATE OF TENNESSEE, COUNTY OF Davidson

EDWARD B. BALDWIN, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared N. Curtis Bryant, who is the Executive Director of SUCCESFUL SURVIVORS, INC, the bargainor, to me known to be the person described in and who executed the foregoing instrument on behalf of SUCCESSFUL SURVIVORS, INC. as its Executive Director, and acknowledged that (s)he executed the same for the purposes therein contained with full and proper authority as granted by SUCCESSFUL SURVIVORS, INC.

WITNESS my hand and Notarial Seal at office this 4th day of September, **2007.**

My commission expires 7/24/10

Edward B Baldwin
Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, ~~$154,900.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 4th day of September, **2007**.

Christy D Landrum
NOTARY PUBLIC

CHRISTY D. LANDRUM
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 2/27/10

PROPERTY ADDRESS:
**1101 Joseph Avenue**
**Nashville, TN 37207**

**Name and address of New Owner:**
**Chocez M. Howard**
**1101 Joseph Avenue**
**Nashville, TN 37207**

I, Christy D. Landrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Christy D Landrum

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Edward B. Baldwin, III, a notary public for this county and state, Christy D. Landrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

EDWARD B. BALDWIN, III
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Edward B Baldwin

Notary's Signature

MY COMMISSION EXPIRES: 7/24/10.

Notary's Seal (If on paper)