| Name and Address of New Owner: | Send Tax Bills To: | Prepared by: |
|---|---|---|
| James M. Jacanin<br>1128 Granada Avenue<br>Nashville TN 37206 | Same | Southeast Title<br>907 Rivergate Parkway S-B-1<br>Goodlettsville, TN 37072 |

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $95,000.00

Affiant
Subscribed and sworn to before me on 10/12/07.

Notary Public

My Commission Expires: 5/23/11

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires May 24, 20[illegible]

Map & Parcel No.
83-10-406

Davidson County DEEDWARR
Recvd: 10/19/07 14:53 2 pgs
Fees:13.00 Taxes:351.50
20071019-0124343

## WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Regina Hill, unmarried, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto James M. Jacanin, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property commonly known as 1128 Granada Ave, Nashville, TN 37206, Davidson County.

Land in Davidson County, Tennessee, being Lot No. 51 on the Map of J. B. Hancock's East End Addition, of record in Book 57, Page 133, Register's Office for said County.

Said Lot No. 51 fronts 50 feet on the southerly side of Granada Avenue, formerly Grand Avenue, and runs back between lines, 137.4 feet on the easterly line and 138.5 feet on the westerly line, to an alley in the rear on which it measures 50 feet, more or less.

Being same property conveyed to Regina Hall, unmarried, by Elsa S. Morris, Trustee, Morris Family Revocable Living, dated 9/15/99 and filed of record in Book 11666, Page 575, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 1128 Granada Avenue, Nashville, TN 37206.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

**GRANTOR further covenants** and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

**WITNESS** my hand on 10/12/07.

Regina Hill

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Regina Hill, unmarried, 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 Goodlettsville, Tennessee, this the 12th day of October, 2007.

Notary Public

My Commission Expires: 5/23/11

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires May 23, 2011