Davidson County DEEDWARR
Recvd: 10/25/07 08:45 2 pgs
Fees:13.00 Taxes:1198.80
20071025-0125966
#14A

G#20933-2

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Britt Simmons and Anne Dodd	SunTrust Mortgage, Inc.	Map 105-14
2217 Lindell Avenue	P. O. Box 79041	Parcel 143.0
Nashville, TN 37204	Baltimore, MD 21279-0041	

This instrument prepared by: Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 231, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Charles DeBray and wife, Frances DeBray** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Britt Simmons and Anne Dodd, both unmarried, as joint tenants with the right of survivorship,** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 21 and the southerly 15 feet of Lot No. 22 in Blocks 19 and 20 in Yarbrough's Subdivision of Woodland, as of record in Book 161, Page 104, Register's Office for Davidson County, Tennessee.

SAID Lot No. 21 and the southerly 15 feet of Lot No. 22 front together 65 feet on the westerly side of Wilson Avenue, now Lindell Avenue, and extends back between parallel lines, 167.5 feet to an alley.

BEING the same property conveyed to Charles DeBray and wife, Frances DeBray, by Warranty Deed dated July 21, 2006, from Mary B. Polk, unmarried, of record in Instrument No. 20060725-0089493, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1) County taxes for the year 2008 and thereafter for tax parcel number 105-14-143, not yet due and payable.

2) Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of IN THE SUBDIVISION OF BLOCK 19 AND 20 IN YARBROUGH"S SUBDIVISION OF WOODLAND, as recorded in Plat Book 161, Page (s) 104.

This is improved property commonly known as 2217 Lindell Avenue, Nashville, TN 37204.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $324,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of October, 2007

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

Notary Public

My Commission Expires: EXPIRES 07/19/08

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 22nd day of October, 2007.

CHARLES DEBRAY

FRANCES DEBRAY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Charles DeBray and Frances DeBray, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of OCTOBER, 2007.

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

Notary Public

My Commission Expires: