Davidson County DEEDWARR
Recvd: 10/26/07 14:56 2 pgs
Fees:13.00 Taxes:562.40

20071026-0126915

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $152,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of October, 2007.

Notary Public: Devon J. Sutherland
My Commission Expires: 12/09/08

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Tammy Jarrett 408 North 17th Street Nashville, TN 37206	Taylor, Bean & Whitaker 1417 N. Magnolia Avenue Ocala, FL 34475	08310005300

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mary Patricia Stallings**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tammy Jarrett, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 188 on the map of McEwen Place, as of record in Book 332, Page 133, Register's Office for said County.

SAID Lot No. 188 fronts 30 feet on the Easterly of 17th Street and runs back between parallel lines 128 feet to an alley.

BEING the same property conveyed to Elmer Stallings, a single man, by Warranty Deed from James I. Murray and wife, Dolas Murray, dated March 25, 1970, recorded May 5, , 1970, in Book 4415, Page 295, Register's Office for Davidson County, Tennessee, thence to Mary Patricia Stallings, by Last Will and Testament, dated November 3, 1972, recorded November 18, 1986, in Book 7042, Page 395, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2008 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 332, Page 133, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 635, Page 715, Register's Office for Davidson County, Tennessee.

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

This is improved property, known as: 408 North 17th Street, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 23rd day of October, 2007.

Mary Patricia Stallings

Mary Patricia Stallings

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Mary Patricia Stallings**, 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, this 23rd day of October, 2007.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075