Davidson County DEEDWARR
Recvd: 10/29/07 13:14 2 pgs
Fees:13.00 Taxes:673.40

20071029-0127364

(SEAL)	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $182,000.00. Affiant Subscribed and sworn to before me, this 26th day of October, 2007. Notary Public My Commission Expires:
THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Address New Owner As Follows:	Send Tax Bills To:	Map, Parcel, Subset
Margaret Avery Dickins de Giron, and Carlos Giron 4711 Nebraska Avenue Nashville, TN 37209	New Owner	103020[illegible]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NANCY E. DICKINS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MARGARET AVERY DICKINS DE GIRON and husband, CARLOS GIRON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6, Block 19, on the Plan of Sylvan Park, as of record in Book 332, Page 104, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Nancy E. Dickins by Warranty Deed dated February 28, 2003 and recorded the 3rd day of March, 2003 as Instrument No. 20030303-0027675, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 taxes, a lien due and payable but not yet delinquent. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is improved property known as: **4711 Nebraska Avenue Nashville, TN 37209.**

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, their heirs and assigns, forever; and we covenant with the said Grantees that we are 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; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 26th day of October, 2007.

Nancy E. Dickins

NANCY E. DICKINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NANCY E. DICKINS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of October, 2007

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011