Davidson County DEEDWARR
Recvd: 11/05/07 09:55 2 pgs
Fees:13.00 Taxes:368.15
20071105-0129989

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

02-0710-45785

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $99,500.00

Affiant

Subscribed and sworn to before me, this 29th day of October, 2007.

Notary Public
My commission expires: 7-24-10

Address of New Owner:	Send Tax Bills to:	Tax Information
Melina Sierra 72 Elberta Street Nashville TN 37210	New Owner	119- 06-0 064.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Emily L. Spears, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Melina Sierra, unmarried, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the west 58.29 feet of Lot No. 2 and the east 11.71 feet of Lot No. 3 on the Plan of Sterling Subdivision, Section One, as shown on plat of record in Plat Book 1424, Page 97, said Register's Office, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to W. Steven Spears and Brenda G. Hinson by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, by David P. Kuckkahn, Chief Property Officer, dated June 13, 1997, recorded June 18, 1997, Book 10495, Page 28, Register's Office for said County.

Further, being the same property conveyed to W. Steven Spears by Quitclaim Deed from Brenda G. Hinson, dated May 19, 1998, recorded May 22, 1998, Book 10943, Page 486, said Register's Office. W. Steven Spears died on June 15, 2007, leaving Emily L. Spears as his only heir.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 72 Elberta Street, Nashville, TN 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 29th day of October, 2007.

Emily L. Spears

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Emily L. Spears, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 29th day of October, 2007.

State of Tennessee at Large

My Commission expires
1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212