Davidson County DEEDWARR
Recvd: 11/05/07 10:49 2 pgs
Fees:13.00 Taxes:354.09

20071105-0130135

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-071000382

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$95,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
1st day of October, 2007.

Notary Public

MY COMMISSION EXPIRES: 6-12-11

ARDIL G. NICHOLS
NOTARY PUBLIC
TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus Alford **2301 Almeda Street** **Nashville, TN 37208**	Taylor Bean and Whitaker 1417 N. Magnolia Avenue Ocala, FL 34475	**092-03-0-126.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Emma B. Tate, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marcus Alford and wife, Freda Alford

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1 on the Map of the Subdivision of the West part of Lot No. 2 of the Harding Lytle Tract, as of record in Book 974, page 52, Register's Office for said County.

Said Lot No. 1 fronts 62 feet on the southerly side of Alameda Street, and runs back 162.60 feet on the westerly line and 181.5 feet on the easterly line, with the westerly margin of the right of way of the Tennessee Central Railroad, to an alley, measuring 139 feet thereon.

Being the same property conveyed to Emma B. Tate by Quitclaim Deed from James R. Tate, dated 2-7-66 and recorded 7-14-66 in Book 4035, page 720, also being the same property conveyed to James R. Tate and wife, Emma B. Tate by Installment Deed from Houston Brown, unmarried, dated 7-22-55 and recorded 7-22-55 in Book 2442, page 14, Register's Office for Davidson County, Tennessee.

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.

Unimproved ( )
This is improved (X) property known as **2301 Almeda Street, Nashville, TN 37208**
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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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 our hands this 31st day of October, 2007.

Emma B. Tate

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 Emma B. Tate 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 at Nashville, Tennessee, this 31st day of October, 2007.

Commission Expires: 8/16/08

Notary Public

MY COMMISSION EXPIRES:
8-16-08

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds