Davidson County DEEDWARR
Recvd: 11/07/07 09:55 2 pg
Fees:13.00 Taxes:99.90
20071107-0131293

RETURN TO &
PREPARED BY: James T. Sears
ADVANCED TITLE & ESCROW, LLC.
450 PROFESSIONAL PARK DR, STE # E
GOODLETTSVILLE, TN. 37072

WARRANTY DEED

THIS INDENTURE is made and entered into this 5th day of November, 2007 by and between **Daphne Pratt, married** herein after referred to as **GRANTOR**, **Joseph Pedro, unmarried, and Rhonda Ford, married,** herein after referred to as **GRANTEE**.

WITNESSETH: That for and in consideration of **Twenty Seven Thousand** ($27,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTORS right, title and interest in the following described property lying in city of **Nashville**, County of **Davidson**, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Part of Lot No. 71 and 72, on the Plan of D.T. McGavock, as shown on plat of record in Plat Book 21, Page 7, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Parts of Lots Nos. 71 and 72 fronts 32.7 feet on the southerly side of Buchanan Street, and is more particularly described as follows:

Beginning at a point, the northwest corner of said Lot no. 72, thence with the southerly margin of said Buchanan Street, easterly 32.7 feet; thence at right angles with said Buchanan Street, southerly 112 ½ feet thence westerly 31 ½ feet to the easterly margin of an alley; thence with the easterly margin of said alley northerly 112 ½ feet to the beginning.

Being the same property conveyed to Daphne Pratt by Deed of record in Book 4904, Page 89, recorded 04/15/1975, Register's Office for Davidson County, Tennessee.

This is Improved /unimproved property known as: 407 Buchanan Street, Nashville, TN 37208

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

The following conveyance is made with the following Exceptions:

Taxes for the year 2008 and subsequent years are not yet due and Payable
Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by public records.
Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey should show.
Easements, or claims of easements, not shown by the public record.
Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public record or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by the Commitment.
If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.
Rights or claims or parties in possession not shown by public records.
This Warranty Deed affords assurance as to the location of the boundary lines of subject property, but does no insure the engineering calculations in computing the exact amount of acreage contained therein.

WITNESS MY HAND on the day and year first written above

Daphne Pratt

Daphne Pratt

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said County and State, **Daphne Pratt** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 5th day of November, **2007**.

Name & Address of New Owner:
Joseph Pedro & Rhonda Ford
1848 Keyes Road
Greenbrier, TN 37073

Send Tax Bill To:
New Owner

Map & Parcel 081-08-8-474.00

NOTARY PUBLIC
My Commission Exp:

LEE McLENDON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES FEB. 12, 2008

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear of affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is ($27,000.00) which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 5th day of November, **2007**.

NOTARY PUBLIC
My Commission Expires: _____

LEE McLENDON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES FEB. 12, 2008