	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$120,000.00.** Affiant Subscribed and sworn to before me, this the 7th day of November, 2007. Notary Public My commission expires: **MY COMMISSION EXPIRES July 24, 2010** (AFFIX SEAL)

AMY GERWIG NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southeast Professional Title, LLC
2699 Lee Road, Suite 120 , Winter Park, Florida 32789

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James S. Thomas	**New Owner**	**094 01 0 442.0**
#404, 2828 Old Hickory Blvd.		
Nashville, TN 37221		

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 ACKNOWLEDGE, WE,

Stephen E. Perez, a single man

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

James S. Thomas

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:

LAND in Davidson County, Tennessee, being Lot No. 278, on the Plan of Edgefield Land Company's First Subdivision, as shown on plat of record in Plat Book 57, page 130, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 278 fronts 50 feet on the southerly side of east side, formerly Ashworth, Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Stephen E. Perez, a single man, in Instrument Number 20071012-0121502, recorded October 12, 2007, Register's Office for Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **1606 Eastside Ave, 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 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 my/our hand(s) this **7th** day of **November, 2007.**

Stephen E. Perez

Davidson County DEEDWARR
Recvd: 11/16/07 13:22 2 pgs
Fees:13.00 Taxes:444.00

20071116-0134620

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Stephen E. Perez, a single man,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **7th** day of **November, 2007.**

Notary Public

MY COMMISSION EXPIRES:
July 24, 2010

My Commission Expires:_____

AMY GERWIG
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY