Davidson County DEEDWARR
Recvd: 11/21/07 10:34 2 pgs
Fees:13.00 Taxes:592.00
20071121-0136273

Warranty Deed

SIDWELL & BARRETT, P.C. 121 1st Avenue South, Suite 200 Franklin, TN 37064	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $160,000.00. Affiant Subscribed and sworn to before me, this the 9th day of November, 2007. Notary Public My commission expires: ~~November 27, 2010~~ 4/20/2008

SHIRLEY R. BEESLEY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eric Sheffer	New Owner	Map: 105-13
1010 South Douglas Ave		Parcel: 149
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM R. JENNINGS, SR. AND PEARL JENNINGS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC SHEFFER, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the easterly 50 feet of Lot No. 21 on the Map of The McAlister Property as of record in Book 421, page 10, said Register's Office.

Said part of Lot No. 21 fronts 50 feet on the northerly side of Douglas Avenue, formerly Florence Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Clyde Jennings and wife Winnie Jennings by deed from Margaret C. Shull and husband Harrison Shull of record in Book 4738, page 203, said Register's Office, dated July 13, 1973. The said Clyde Jennings and Winnie Jennings both having since died. Winnie and Clyde Jennings are deceased, Winnie Jennings survived Clyde Jennings and died intestate, and her only children were William Ray Jennings, Sr.
This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable, but not yet delinquent.

This is improved property known as 1010 South Douglas Ave, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of November, 2007.

William R. Jennings, Sr.

William R. Jennings, Sr.

Pearl Jennings

Pearl Jennings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William R. Jennings, Sr. and Pearl Jennings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of November, 2007.

J. Brandon Miller

Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY