WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/10/07 11:43 2 pgs
Fees:13.00 Taxes:296.00
20071210-0142195

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Heather Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JEFF CLAIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JAN. 24, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Rosa L. Parks Blvd, Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne E. Morris	Wayne E. Morris	092-02-0-226.00 (Tract I)
(NAME)	(NAME)	
1603 LINDEN AVENUE	1603 LINDEN AVENUE	092-02-0-227.00 (Tract II)
(ADDRESS)	(ADDRESS)	
NASHVILLE TN 37212	NASHVILLE TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Brentom Taylor, Administrator The Estate of Brenda Reed Jumper, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne E. Morris, an unmarried person, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2608 Albion St., Nashville, TN 37208 (Tract I)
2606 Albion St., Nashville, TN 37208 (Tract II)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 30th day of November 2007.

The Estate of Brenda Reed Jumper

By: Brentom Taylor
Brentom Taylor, Administrator

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of November 2007, before me, personally appeared Brentom Taylor as Administrator of the Estate of Brenda Reed Jumper, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 30th day of November 2007.

Commission expires:

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

Tiffany R. Addison
Notary Public

EXHIBIT A

TRACT I

Land in Davidson County, Tennessee, being Lot(s) 146 of Block 6, as shown on the map entitled the Subdivision of Hefferman Place, of record in Book 161, page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FRANK T. REED, JR. AND WIFE, RUTH HELEN REED, by deed from JACK C. COHEN AND WIFE, BESSIE D. COHEN AND MARJORIE C. WATSON AND HUSBAND J.B. WATSON, JR., of record in Book 5183, page 810, dated July 30, 1977, said Register's Office. The said Frank T. Reed, Jr. having predeceased Ruth Helen Reed. The said Ruth Helen Reed a/k/a Ruth B. Reed having since died. Affidavit of Heirship of record in Instrument Number 20071127-0137680, Register's Office of Davidson County, Tennessee, has identified Brenda Reed Jumper as the sole Heir at Law of Ruth Helen Reed. The said Brenda Reed Jumper has since died with her estate having been offered for Probate in the Seventh Circuit Court for Davidson County Tennessee in Docket No: 07P-366.

TRACT II

Land in Davidson County, Tennessee, being the westerly 28 feet of Lot No. 147, Block 6, on the Map of Heffernan Place, as of record in Book 161, page 138, Register's Office for said County.

Said part of Lot No. 147 fronts 28 feet on the northerly side of Albion Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to BRENDA ANN JUMPER, MARRIED, by deed from ROBERT CALDWELL BLAIR AND WIFE, CONSTANCE EVANGELINE BLAIR, of record as Instrument No. 20061005-0124106, dated September 27, 2006, said Register's Office.