39-B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/18/07 13:38 2 pgs
Fees:13.00 Taxes:962.00
20071218-0145292

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen J. Forkum	Suntrust Mortgage Inc	
(NAME)	(NAME)	
1507 Dallas Avenue	901 Semmes Ave	**MAP 117-4**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Richmond VA 23224	**PARCEL 186.00**
(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, **BERTHA L. REED AND DAUGHTER, SHELIA HUGHES, BOTH UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLEN J. FORKUM AND WIFE, ANNA M. FORKUM,** 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. 25 on the Map of Victoria Place, as of record in Book 332, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 25 fronts 62.5 feet on the south side of Dallas Avenue and runs back between parallel lines 130.5 feet to an alley.

Being the same property conveyed to Bertha Lee Reed, a widowed woman and her daughter, Sheila Hughes by Quitclaim Deed from Bertha Lee Reed, a widowed woman, dated April 23, 2004, of record in Instrument No. 20040520-0059509, Register's Office for Davidson County, Tennessee. Also acquired by instrument of record in Book 4187, page 685, said Register's Office.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been paid and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 332, page 10, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1507 Dallas Avenue, Nashville, TN 37212
(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 our hands this 14th day of December, 2007.

Bertha L. Reed

Shelia Hughes

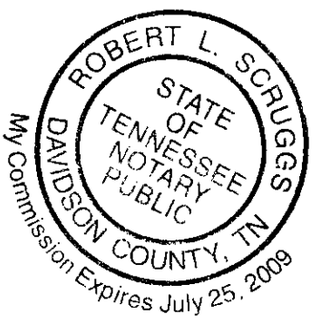
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Bertha L. Reed and Shelia Hughes the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of December, 2007.

Commission expires:



Robert L. Scruggs

Notary Public