Davidson County DEEDWARR
Recvd: 12/19/07 09:58 2 pgs
Fees:13.00 Taxes:387.63

20071219-0145474

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 104,766.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of November, 2007

Notary Public

MY COMMISSION EXPIRES: 12/28/09

(AFFIX SEAL)

NEW L. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
CITY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edna Morton		MAP 81-11 PARCEL 509
(NAME) 1624 14th Avenue North	(NAME) Edna Morton	
(ADDRESS) Nashville, TN, 37208	(ADDRESS) Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **DY Properties II, LLC,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edna Morton,** HEREINAFTER CALLED THE GRANTEE(S), 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 Middle Part and Middle 33 1/2 feet of Lot 201 in D.T. McGavock's and Others Addition to Nashville, known as The Addition to the Town of McGavock, a plan of which is of record in Book 21, page 41, said Register's Office.

Said middle part of said part of said Lot No. 201 fronts 33 1/2 feet on the East side of 14th Avenue North, formerly Alberta Street or Avenue, and extends back eastwardly between parallel lines, 170 feet to an alley.

Being part of the same property conveyed to Dy Properties II, LLC by deed from Charles Huddleston of record in Instrument 200603100027891, said Register's Office, dated February 28, 2006. And being part of the the same property conveyed to Charles Huddleston by deed from Henrie B. Dixon, a widow of record in Instrument 200602030013841, said Register's Ofice, dated February 1, 2006. And further being the same property conveyed to V. H. Dixon and wife Henrie B. Dixon by deed from Artelia McClelland, single of record in Book 4053, page 948, said Register's Office, dated August 30, 1966.

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.

This is improved property known as: 1624 14th Avenue North, Nashville, TN 37208

Witness my/our hand(s) this 30th day of November, 2007.

DY Properties II, LLC, Seller

By: _____
DeRon Jenkins, President

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named DeRon Jenkins, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence that he is the President of DY Properties II, LLC, and DeRon Jenkins acknowledges that he executed the within instrument for the purposes therein contained as the President of DY Properties II, LLC.

Witness my hand and Official Seal this **30th day of November, 2007.**

_____
Notary Public

My Commission Expires:_____

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203