Davidson County DEEDWARR
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20080324-0029195

~~Return to and~~ this document prepared by:
Theresa Ivey
c/o Richmond Title Services
2901 N. Dallas Parkway, Suite 100
Plano, Texas 75093
GF #1068155

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441885666-01

WARRANTY DEED

4P

THIS INDENTURE, made and entered into as of the 28 day of February, 2008, by and between Theresa Ivey and Stanley Shoemaker, her spouse joining herein as to his interest in the homestead property only, hereinafter "Grantor" and Michael Oliver, hereinafter "Grantee".

WITNESSETH: That for and in consideration of Seventy Seven Thousand and NO/100 Dollars ($77,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the Grantor does hereby bargain, sell, convey and warrant unto Grantee, all right, title and interest in and to the following described real estate, situated in the City of Nashville, County of Davidson, State of Tennessee and being more particularly described as:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 50 FEET OF LOT NO. 7 ON THE PLAN OF BATSON AND WILLIAMS SUBDIVISION OF RECORD IN BOOK 1424, PAGE 30, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF SAID LOT FRONTS 50 FEET ON THE SOUTHERLY SIDE OF ORDWAY PLACE AND RUNS BACK ON THE WESTERLY LINE ALONG THE MARGIN OF LOT NO. 6, 155.5 FEET ON THE EASTERLY LINE 153 FEET, TO A DEAD LINE ON WHICH IT MEASURED 50 FEET, MORE OR LESS.

The property is improved with an address of 1800 Ordway Place, Nashville, TN 37206

Tax Parcel No.: 083-10-0-237-00

Being the same property of record in Document No. 20070517-0058923 in the Register's Office of Davidson County, Tennessee.

SUBJECT to all matters of record filed of record in the Recorder's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does, for Grantor and Grantor's heirs, personal representatives, executors and assigns forever, hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that

Jd S.S.

Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

When the context requires, singular nouns and pronouns include the plural.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the day and year first above written.

Theresa Ivey 2-28-08
Grantor
Theresa Ivey

Stanley Shoemaker 2-28-08
Grantor
Stanley Shoemaker, as to homestead interest only

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Marie Milstein, Theresa Ivey and Stanley Shoemaker the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of February, 2008.

Marie Milstein
Notary Public Signature
Marie Milstein
Printed Name
My commission expires: 07/19/2008

(seal)

MARIE MILSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $77,000.00.

Theresa Ivey 2-28-08
Affiant

Subscribed and sworn to before me this the 28 day of February, 2008.

Marie Milstein
Notary Public Signature

Marie M. Milstein
Printed Name

My commission expires: 07/19/2008

(seal)

MARIE MILSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

Grantor's Name, Address, phone:
Theresa Ivey and Stanley - Shoe maker
1800 Ordway Place
Nashville, TN 37206

Grantee's Name, Address, phone:
Michael Oliver
1800 Ordway Place
Nashville, TN 37206

SEND TAX STATEMENTS TO GRANTEE

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

M S.S.

Exhibit "A"

The land referred to herein is situated in the State of **Tennessee**, County of **Davidson** described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 50 FEET OF LOT NO. 7 ON THE PLAN OF BATSON AND WILLIAMS SUBDIVISION OF RECORD IN BOOK 1424, PAGE 30, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF SAID LOT FRONTS 50 FEET ON THE SOUTHERLY SIDE OF ORDWAY PLACE AND RUNS BACK ON THE WESTERLY LINE ALONG THE MARGIN OF LOT NO. 6, 155.5 FEET ON THE EASTERLY LINE 153 FEET, TO A DEAD LINE ON WHICH IT MEASURED 50 FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO THERESA IVEY, UNMARRIED, BY DEED FROM STANLEY SHOEMAKER, UNMARRIED OF RECORD IN INSTRUMENT NO. 20070517-0058923, REGISTER'S OFFICE FOR SAID COUNTY.

SOURCE OF TITLE: INSTRUMENT NUMBER 20070517-0058923 (RECORDED 05/17/2007)

APN: **083-10-0-237-00**



U44188566-01RD04

WARRANTY DEED

US Recordings