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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/08 08:34 2 pgs
Fees:13.00 Taxes:296.00

20080430-0043793

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 2008

Notary Public

MY COMMISSION EXPIRES: March 20, 2010 (AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen Stacy Skruber (NAME)	JP MORGAN CHASE BANK, N.A. (NAME)	07108007200
314 Prince Avenue (ADDRESS)	1901 ROXBOROUGH ROAD, STE 406 (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	CHARLOTTE, NC 28211 (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, Daphne Gholston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kristen Stacy Skruber

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:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to-wit:

Being the easterly half of Lot No. 25 on the J.B. Haynie's Oriental Plan in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

The said easterly half of Lot No. 25 fronts 50 feet on the south side of Prince Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed on November 22, 2005 by Warranty Deed to Daphne Gholston from Humberto Nunez of record in Instrument No. 20051219-0151862, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2008 AND SUBSEQUENT YEARS; FURTHER SUBJECT the Plan of J.B. Haynie's Oriental of record in Plat Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon. Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of The Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, a permanent easement and/or right-of-way of record in Book 4125, Page 525, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 314 Prince Avenue, Nashville, TN 37207
(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 25th day of April 2008

Daphne Gholston

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 Daphne Gholston

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 25th day of April, 2008.

Commission expires March 20, 2010

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires _____

_____
Notary Public