

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$112,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 8-23-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IDA JEANNE CIOFFI	**SUNTRUST MORTGAGE, INC.**	**093-04-0-096.00**
(NAME) **1010 LENORE STREET**	(NAME) **1001 SEMMES AVENUE RVW-5093**	
(ADDRESS) **NASHVILLE, TN 37212**	(ADDRESS) **RICHMOND, VA 23224**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DAVID DURHAM AND WIFE, REBECCA DURHAM**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IDA JEANNE CIOFFI, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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. 13 on the Map of J. H. Haynie's Central Park Plan, as of record in Book 161, page 116, 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 David Durham and wife, Rebecca Durham from Gary C. Baker, unmarried, by deed of record in Instrument No. 20070813-0096686, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 161, page 116, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **1010 LENORE STREET, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 04/30/08 11:18 2 pg
Fees:13.00 Taxes:414.40

20080430-0043965

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 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 29th day of April, 2008.

DAVID DURHAM

REBECCA DURHAM

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 **David Durham and Rebecca Durham**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of April, 2008.

My commission expires: **August 23, 2011**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public