Davidson County DEEDWARR
Recvd: 05/02/08 13:58 2 pgs
Fees:13.00 Taxes:240.50
20080502-0045331

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$65,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th 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
CHRISTIAN PROPERTIES, INC.	**SAME**	**092-13-0-285.00**
(NAME) **213 WARD CIRCLE**	(NAME)	
(ADDRESS) **BRENTWOOD, TN 37027**	(ADDRESS)	
(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, I, **SHER POWERS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTIAN PROPERTIES, INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTEE, ITS 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 southerly 35 feet of Lot No. 18 and the northerly 13 feet of Lot No. 19 of Block No. 26 in the Subdivision of the Plummer Place, Plan of which is of record in Plan Book 161, page 139, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 18 and 19 adjoin and front together 48 feet on the easterly side of Chamberlin Street, formerly Center Street, formerly 38th Avenue North, and runs back easterly between parallel lines 151 feet, more or less to an alley.

Being the same property conveyed to Sher Powers, an unmarried person, from Terra firma Properties, Inc., a Tennessee corporation, by deed dated March 28, 2002 of record in Instrument #20020328-0038555, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 161, page 39, 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 **314 Chamberlin Street, Nashville, TN 37209**
(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 30th day of **April, 2008**.

SHER POWERS

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 **Sher Powers**, 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 office this 30th day of April, 2008.

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

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

Notary Public