Davidson County DEEDWARR
Recvd: 05/21/08 14:24 2 pgs
Fees:13.00 Taxes:151.70
20080521-0052279

PREPARED BY & RETURN TO: JAMES SEARS
ADVANCED TITLE & ESCROW
450 PROFESSIONAL PARK DR. #E
GOODLETTSVILLE, TN. 37072

WARRANTY DEED

THIS INDENTURE is made and entered into this 9th day of May, 2008 by and between **Joseph Pedro and Rhonda Ford,** herein after referred to as **GRANTOR**, and **Gerald Andrady,** herein after referred to as **GRANTEES**.

WITNESSETH: That for and in consideration of **Forty One Thousand($41,000.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTORS right, title and interest in the following described property lying in the city of **Nashville**, County of **Davidson**, State of Tennessee, more particularly described as follows:
LAND in Davidson County, Tennessee, being Part of Lot No. 71 and 72, on the Plan of D.T.McGavock, as shown on plat of record in Plat Book 21, page 7, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
Said parts of Lots Nos. 71 and 72 fronts 32.7 feet on the southerly side of Buchanan Street, and is more particularly described as follows:
Beginning at a point, the northwest corner of said Lot No. 72, thence with the southerly margin of said Buchanan Street, easterly 32.7 feet; thence at right angles with said Buchanan Street, southerly 112 1/2 feet thence westerly 31 1/2 feet to the easterly margin of an alley; thence with the easterly margin of said alley northerly 112 1/2 feet to the beginning.

Map & Parcel: 081-08-0-474.00
This is un-improved property known as: 407 Buchanan Street, Nashville, TN 37208

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

This conveyance is subject to the following Exceptions:
1. Rights or claims of parties in possession not shown by the public record.
2. Easements, or claims of easements, not shown by public records
3. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey should show.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by public records
5. Real Estate Taxes for the year 2008 and subsequent years not yet due and payable.
6. The engineering calculations in computing the exact amount of acreage contained therein.
7. All Matters shown on Plat Book 21, page 7

NAME & ADDRESS OF NEW PROPERTY OWNER:
Gerald Andrady
407 Buchanan Street
Nashville, TN 37208

SEND TAX BILLS TO:
New Owner
904 Ireland St.
Nashville, TN 37208

WITNESS MY HAND on the day and year first written above

Joseph Pedro **Rhonda Ford**

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said County and State, **Joseph Pedro and Rhonda Ford** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 9th day of May, **2008**.

NOTARY PUBLIC
My Commission Expires: 7/3/11

JAMES T SEARS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
COMM. EXPIRES JULY 21, 2007

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear of affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is ($41000.00) which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 20th day of May, **2008**.

NOTARY PUBLIC
My Commission Expires: _____

CARA MONFORTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212