| | |
|---|---|
| **WARRANTY DEED** | STATE OF Tennessee<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00<br>Affiant<br>Subscribed and sworn to before me, this 6th DAY OF June, 2008.<br>Notary Public<br>MY COMMISSION EXPIRES: 7-24-10<br>(AFFIX SEAL) |
| B-RME-07-1003 | |

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

| THIS INSTRUMENT WAS PREPARED BY |
|---|
| Rudy Title and Escrow<br>2012 21st Ave South<br>Nashville, TN 37212 |

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Parmesh Sharma | Parmesh Sharma | Davidson County DEEDWARR<br>Recvd: 06/10/08 11:09 2 pgs<br>Fees:13.00 Taxes:247.90<br>20080610-0059652 |
| 1003 11th Avenue North (ADDRESS) | (NAME)<br>1003 11th Avenue North (ADDRESS) | |
| Nashville, TN 37208 (CITY) (STATE) (ZIP) | Nashville, TN 37208 (CITY) (STATE) (ZIP) | 81-16-567 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NORMA LEE YOUNG STEVENS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PARMESH SHARMA, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING THE NORTHERLY 30 FEET OF LOT NO. 3 ON THE PLAN OF JACK SMITH PROPERTY NOT OF RECORD AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY MARGIN OF 11TH AVENUE NORTH, FORMERLY CUMBERLAND STREET, 30 FEET NORTH OF JACKSON STREET; THENCE WESTERLY, PARALLEL TO JACKSON STREET, 140 FEET TO AN ALLEY; THENCE WITH SAID ALLEY NORTHERLY 30 FEET TO A POINT; THENCE EASTERLY 140 FEET TO THE WESTERLY MARGIN OF 11TH AVENUE NORTH; THENCE WITH THE MARGIN OF SAID AVENUE, NORTHERLY 30 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HOWARD STEVENS BY DEED FROM MELVIN PITTS, MARRIED, RECORDED ON THE 6TH DAY OF MAY, 1999 IN DEED BOOK 11465, PAGE 596, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO NORMA LEE YOUNG STEVENS, HEIR OF HOWARD LAMAR STEVENS, BY LAST WILL AND TESTAMENT FILED FOR RECORD ON MAY 20, 2004, AS SHOWN OF RECORD (DOCKET NO. 04P-905) IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE.

THIS INSTRUMENT IS EXECUTED ON BEHALF OF NORMA Y. STEVENS BY MATT FOSTER, PURSUANT TO THE POWER OF ATTORNEY EXECUTED BY HER ON THE 10TH DAY OF SEPTEMBER 2007 OF RECEORD IN INSTRUMENT NO. 20070910-0108670, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

NORMA LEE YOUNG STEVENS IS ALSO KNOWN AS NORMA Y. STEVENS.

unimproved ( )

This is improved ( X ) property, known as 1003 11th Avenue North, Nashville, Tennessee 37208

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 6th day of June, 2008.

Norma Lee Young Stevens by Matt Foster Attorney in fact

Norma Lee Young Stevens by Matt Foster, as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of June, 2008, before me personally appeared Matt Foster to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Norma Lee Young Stevens, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Norma Lee Young Stevens, unmarried.

Witness my hand and official seal, this the 6th day of June, 2008.

Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 11/22/08

RETURN TO
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903