WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/30/08 15:16 2 pgs
Fees:13.00 Taxes:92.50

20080730-0078245

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 25,000.00
Donna Hoover
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 2008
Cathy Johnson
Deputy Register

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$25,000.00**

_____
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE _____ DAY OF _____, **2008.**

_____
NOTARY PUBLIC

MY COMMISION EXPIRES_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE, MADISON, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
JAMES DANIEL VANNOY & MARION ANN VANNOY	**SAME**	**71-12-91**
829 CHEROKEE AVE.		
NASHVILLE, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF **$25,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DONNA DELORES MOSS N/K/A DONNA MOSS HOOVER AND HUSBAND, ROBERT P. HOOVER

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

JAMES DANIEL VANNOY AND WIFE, MARION ANN VANNOY AS TENANTS BY THE ENTIRETY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being the southerly part of the easterly half of Lot No. 25 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract as of record in Book 332, page 34, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donna Delores Moss by Cash Deed for Tennessee from Jack Kemp, Secretary of Housing and Urban Development dated 07/09/92 and filed for record on 07/13/92 in Book 8674, page 249, in the Register's Office for Davidson County, Tennessee.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. Subject to all taxes for the year 2008 and all subsequent years, a lien but not yet due and payable.

The legal description and all information pertaining to this Warranty Deed does not represent a title search. Statewide Title holds no liability as to any liens or judgments attached to this property.

PROPERTY IS BEING SOLD AS IS, AND SELLER MAKES NO WARRANTIES AS TO ANY CONDITIONS ON THE PROPERTY. BUYER TO ASSUME 2008 TAXES AND NO INSURANCE IS TO BE TRANSFERRED.

This ( )Unimproved
(X) Improved property is known as: **829 CHEROKEE AVENUE NASHVILLE, TN 37207**

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 ever 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 30 day of July, **2008**

Donna Moss Hoover
DONNA MOSS HOOVER

Robert P. Hoover
ROBERT P. HOOVER

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **DONNA MOSS HOOVER AND ROBERT P. HOOVER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of July, 2008.

Sherry Clem
NOTARY PUBLIC

(SEAL) SHERRY CLEM — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

My Commission expires: 7-25-09