Davidson County DEEDWARR
Recvd: 09/03/08 11:43 4 pgs
Fees:23.00 Taxes:538.35
20080903-0090186

WARRANTY DEED

THIS INDENTURE, made and entered into on this 28th day of August 2008, by and between Timothy Shane Nobles and Mary Catherine Nobles, party of the first part, and ** party of the second part. *married

**Shawanda D. Clay, an unmarried woman

WITNESSETH: That for and in consideration of ten dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt o all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

See legal description attached as **Exhibit "A"**

Being the same property conveyed to the grantor herein by Warranty Deed of record under Instrument Number 20060530-0062836, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD, the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, the heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; and that the same is unencumbered, EXCEPT for:

See Permitted Encumbrances attached as **Exhibit "B"**

All as recorded in the said Register's Office; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signatures of the party of the first part the day and year first above written.

STATE OF TEXAS
COUNTY OF TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, Timothy & Mary Catherine Nobles the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Notary executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 28 day of August, 2008.

Sheri A. Marshall
Notary Public
My commission expires:

SHERI A. MARSHALL
MY COMMISSION EXPIRES
DECEMBER 10, 2009

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 145,500, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

8/28/08
8/28/08
Affiant

Subscribed and sworn to before me this 28 day of August, 2008.

Sheri A. Marshall
Notary Public

My Commission expires:

SHERI A. MARSHALL
MY COMMISSION EXPIRES
DECEMBER 10, 2009

This Instrument prepared by and return to:

Sara Obstfeld
Madison Title Agency, LLC
1125 Ocean Avenue
Lakewood, NJ 08701

Lakewood, NJ 08701

Name and Address of Property Owner:

Shawanda D. Clay
932 11th Avenue North
Nashville, TN 37208

Mail Tax Bills to:

CTX Mortgage Company, LLC
P.O. Box 199113,
Dallas, TX 75219

Property Address:
932 11th Avenue N
Nashville, TN 37208

Tax Parcel Identification Number:
081-16-0-697.00

EXHIBIT "A"
LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Nashville, County of Davidson, State of Tennessee

Land in Davidson County, Tennessee, being the North 17 feet of Lot No. 38 and the South 16 feet of Lot No. 39 on the Plan of C.M. Holt's Plan, of record in Book 21, page 33, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 38 and 39 front together 33 feet on the easterly side of 11th Avenue North (formerly Cumberland Street) and run back between parallel lines, 138 feet, more or less, to an alley.

NOTE: Being Parcel No. 081-16-0-697.00 of the City of Nashville, County of Davidson.

NOTE: Parcel No. shown for informational purposes only.

I, Janet McAllister, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janet McAllister

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Maxine J Rucker, a notary public for this county and state, Janet McAllister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker

Notary's Signature

MY COMMISSION EXPIRES: 3-10-12

Notary's Seal (If on paper)

