Davidson County DEEDWARR
Recvd: 10/01/08 14:03 2 pgs
Fees:13.00 Taxes:658.60

20081001-0099784

WARRANTY DEED

STATE OF TENNESEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

JoAnn B. Early
Affiant

Subscribed and sworn to before me, this 9th day of September, 2008

Aimee Denise Bobbitt
Notary Public

MY COMMISSION EXPIRES: 5-2-2011
(AFFIX SEAL)

AIMEE DENISE BOBBITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
G. KLINE PRESTON, IV
KLINE PRESTON LAW GROUP, P.C.
4525 HARDING ROAD, SUITE 200
NASHVILLE, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Osman Manzamares	Osman Manzamares	091-11-0-214.00
705 51st Avenue North	705 51st Avenue North	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, JOANN EARLY, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENT DO TRANSFER AND CONVEY UNTO OSMAN MANZAMARES, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:

Land in Davidson County, Tennessee, Being Lot No. 1001 and the easterly 15' of Lot No. 1003, of Block 157, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County.

Said Lot No. 1001 and the easterly part of Lot No. 1003 front together 50' on the northerly side of Georgia Avenue and runs back between parallel lines, with the westerly margin of 51st Avenue, North, formerly 10th Street, 150' to an alley.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 1005 and 1007 and the west 10' of 1003 of Block 157, Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for said County.

Said Lots Nos. 1005 and 1007 and the westerly 10' of 1003 adjoin and front together 60' on the northerly side of Georgia Avenue and run back between parallel lines 150' to an alley.

Being the same property conveyed to Dewey Burnett by Warranty Deed from Homer L. Scott and William P. Moore dated 07/22/1985 and recorded 07/24/1985 as Document Book 6613, Page 481, in the Register's Office of Davidson County, Tennessee. *DEWEY BURNETT DIED TESTATE ON 10-19-06. JOANN EARLY IS THE EXECUTOR OF HIS ESTATE. PROBATE DOCKET NO. 06P1718.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to 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 lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural singular, and the use of any gender shall be applicable to all genders.

Unimproved ( )

This is improved (X) property known as 705 51st Avenue North, Nashville, TN 37209

Witness my/our hand(s) this 9th day of September, 2008

JoAnn Early

STATE OF TENNESSE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JoAnn Early, 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.

SWORN to and subscribed before me this 9 day of September, 2008.

Aimee Denise Bobbitt
Notary Public

My Commission Expires: 5-2-2011

AIMEE DENISE BOBBITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.