Davidson County DEEDWARR
Recvd: 11/03/08 13:36 2 pgs
Fees:13.00 Taxes:27.75
20081103-0109237

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$7,500.00.**

Affiant

Subscribed and sworn to before me this 3 day of November, 2008.

Notary Public
My Commission expires: 11-15-09
(Affix Seal)

DAPHNE M DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Keith Dowd	SAME	082-03-0-557.00
1317 Liberty Pike		
Franklin, TN 37067		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Taurus McCain**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Keith Dowd**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. the Southerly 44 feet of Lot No. 41 on the plan of Sharp and Crutcher's Addition to Northeast Nashville, of record in Plat Book 57, page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Taurus McCain, by deed from Emily H. Bowman, as Successor Trustee, on August 29, 2008, of record in Instrument Number 20080829-0089150, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2009 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 82-03-0-557.00.
- Subject to all matters as shown on the Plan of record in Plat Book 57, page 82, Register's Office Davidson County, Tennessee.

This is improved property known as: **925 N. 5th Street, Nashville, TN 37207**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 3, 2008.

Taurus McCain

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Taurus McCain** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 3, 2008

My commission expires 8/10/10

Notary Public

