RECORD & RETURN TO
AFFORDABLE CLOSINGS
2708 WESTERN HILLS DR
NASHVILLE TN 37214

Davidson County DEEDWARR
Recvd: 01/13/09 13:13 2 pgs
Fees:13.00 Taxes:610.50
20090113-0003309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 6TH DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 2-24-09
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
CONNIE HOOPER
RUTHERFORD COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy R. Burrow	New Owner (NAME)	94-8-53
248 Clovernook DR. (ADDRESS)	(ADDRESS)	
Nashville TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Deborah E. Gray and Thomas A. Tarver, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jimmy R. Burrow, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 70 ON THE PLAN OF CLOVER NOOK, AS OF RECORD IN BOOK 2300, PAGE 52, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HERE MADE FOR A COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JAMES H. TARVER AND WIFE, EMMA LEE TARVER, BY DEED FROM DALE E. MARSH AND DARLENE T. MARSH, OF RECORD IN BOOK 7204, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JAMES H. TARVER AND WIFE, EMMA LEE TARVER ARE BOTH DECEASED AND THE SUBJECT REAL PROPERTY WAS BEQUEATHED TO THOMAS AARON TARVER AND DEBORAH ELAINE GRAY BY A LAST WILL AND TESTAMENT OF EMMA LEE TARVER FILED FOR PROBATE IN CASE NO. 08P206, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE. THIS CONVEYANCE IS BEING MADE PURSUANT TO THE LAST WILL AND TESTAMENT.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 248 Clovernook Drive, Nashville, TN 37210
(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 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 forever 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/our hand(s) this 6th day of January, 2009.

Deborah E. Gray

By Thomas A Tarver attorney in fact

WARRANTY DEED
(Continued)

Thomas A. Tarver

STATE OF Tennessee

COUNTY OF Davidson

I, Connie Hooper, a Notary Public of the County and State first above written, do hereby certify that Thomas A. Tarver personally appeared before me this 6th day of January, 2009 and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6th day of January, 2009.

Connie Hooper
Notary Public

My Commission Expires: 2/24/09

(SEAL)

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

RETURN TO:
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

State of Tennessee
County of Davidson

On this 6th day of January, 2009, before me personally appeared Thomas A. Tarver, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Deborah E. Gray and acknowledged that she executed the same as her free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the said Register's Office.

Witness my hand and official seal this 6th day of Jan, 2209

Connie Hooper 2-24-09

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.