

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$73,800.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22 DAY OF May, 2009.
Donna C. Pionk
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-9-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Immanuel Gooding 1006 Seymour Drive Nashville, TN 37206	Bank of America 801 Crescent Cicle Suite 510 Franklin, Tn 37067	Map 83.05 Parcel 23

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Octavia Stewart as Executrix of the estate of Sam Ward, Jr.

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Immanuel Gooding, unmarried

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of the northerly 150 feet of Lot No. 56 on the Plan of Stratton and Seymour Addition to Edgefield, now East Nashville, of record in Book 57, Page 23, Register's Office for said County.

Said part of said lot fronts 50 feet on the southerly side of Seymour Avenue and runs back between parallel lines 150 feet to the northerly margin of a alley as established and shown on the plan of record in Book 332, Page 62, said Register's Office.

Being the same property conveyed to Sam Ward, Jr. by deed from Mary M. Penuel, a widow dated September 19, 1967 of record in Book 4172, Page 930, Register's Office for Davidson County, Tennessee. Sam Ward Jr. died testate March 7, 2009.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 444, Page 235, Register's Office for Sumner County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Book 432, Page 409, Register's Office for Sumner County, Tennessee.
3) 2009 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1006 Seymour Avenue, Nashville, TN 37206**
(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 hand(s) this 22 day of May, 2009.

Octavia Stewart Executrix
Octavia Stewart, as Executrix

BILL GARRETT, Davidson County
Trans:T20090037654 DEEDWARR
Recvd: 06/05/09 13:50 2 pgs
Fees:13.00 Taxes:273.06
20090605-0052436

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Octavia Stewart, as Executrix, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of May, 2009.

Donna C Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076