BILL GARRETT, Davidson County
Trans:T20090053359 DEEDWARR
Recvd: 08/05/09 15:23 2 pgs
Fees:13.00 Taxes:2.96

20090805-0073629

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800.00

Affiant

Subscribed and sworn to before me, this 31ST DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

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
Nella P. Frierson	New owner (NAME)	71-5-175
1835 Haynes Street (ADDRESS)	1830 Haynes St. (ADDRESS)	
Nashville TN 37207 (CITY) (STATE) (ZIP)	Nashville TN 37207 (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 Bettie Lou Hall Floyd, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Nella P. Frierson, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 40 FEET OF LOT NO. 38 ON THE MAP OF BROOKLYN HEIGHTS, AS OF RECORD IN BOOK 332, APGE 140, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT FRONTS 40 FEET ON THE EAST SIDE OF PAGE STREET AND RUNS BACK BETWEEN PARALLEL LINES, ALONG THE NORTH MARGIN OF AN ALLEY, 46 FEET, MORE OR LESS, TO THE WEST LINE OF LOT NO. 37.

BEING THE SAME PROPERTY CONVEYED TO BETTIE LOU HALL BY QUITCLAIM DEED FROM MATTIE B. COWAN, WIDOW OF MATTHEW COWAN, DECEASED OF RECORD IN BOOK 3887 PAGE 196, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

*BETTIE LOU HALL NOW KNOWN AS BETTIE LOU HALL FLOYD

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

unimproved ( )
This is improved (X) property, known as 1835 Haynes Street, Nashville, TN 37207
(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 31st day of July, 2009.

WARRANTY DEED
(Continued)

* Bettie Lou Hall Floyd
Bettie Lou Hall Floyd

STATE OF GA

COUNTY OF McDuffie

I, Stephen Morris a Notary Public of the County and State first above written, do hereby certify that Bettie Lou Hall Floyd personally appeared before me this 3 day of August, 2009, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 3 day of August, 2009.

Notary Public

My Commission Expires:

(SEAL)

STEPHEN MORRIS NOTARY PUBLIC Comm. Exp. 1/09/12 COLUMBIA COUNTY, GA.

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