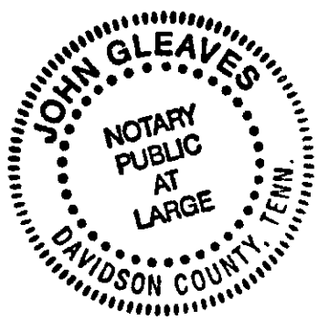
BILL GARRETT, Davidson County
Trans:T20100001243 DEEDWARR
Recvd: 01/07/10 10:24 2 pgs
Fees:13.00 Taxes:1021.20
20100107-0001468

Warranty Deed



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $276,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of December, 2009.

Notary Public

My commission expires: 7-24-10

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
J'Nae Fincannon Jaylon Fincannon	New Owner	Map: 72-7 Parcel: 31
1320 Shelton Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ERIC QUIRAM AND AMANDA QUIRAM, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAYLON FINCANNON AND WIFE, JUDY FINCANNON, AND J'NAE FINCANNON, UNMARRIED, AS TENENTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 parts of Lot Nos. 20 and 21, on the Plan of the Subdivision of the Mora Sharpe Lands, as shown on plat of record in Plat Book 547, Page 114, in the Register's Office of Davidson County, Tennessee; and further described according to a survey by John Kohl dated November 30, 1983, as follows: Said parts of Lots Nos. 20 and 21 front together 150 feet on the southerly margin of Shelton Avenue and run back 75 feet on the easterly margin and 75 feet on the westerly margin to a line in the rear whereon together they measure 150 feet, more or less.

Being the same property conveyed to Eric Quiram and Amanda Quiram, married by deed dated April 23, 2009 from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20090427-0037539, Register's Office for Davidson County, Tennessee; and

Being the same property previously conveyed to The Secretary of Housing and Urban Development by Trustee's Deed dated August 14, 2008 from Matthew Smith, Co-Trustee, of record in Instrument No. 20081211-0119269, and corrected in Instrument No. 20081229-0122908, Register's Office for Davidson County, Tennessee; and

Being the same property previously conveyed to Ernest W. Exum, unmarried by Warranty Deed dated November 24, 1999 from Hamida Siddiqi and husband, Dean Siddiqi, of record in Instrument No. 19991228-0307816, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1320 Shelton Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of December, 2009.

Eric Quiram by Micah Phillips as attorney-in-fact
Eric Quiram by Micah Phillips as
attorney-in-fact

Amanda Quiram by Micah Phillips as attorney-in-fact
Amanda Quiram by Micah Phillips as
attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2009, before me personally appeared Micah Phillips, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Eric Quiram as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Eric Quiram.

Witness my hand and seal this 30th day of December, 2009.

J. Brandon Miller
Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: November 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2009, before me personally appeared Micah Phillips, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Amanda Quiram as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Amanda Quiram.

Witness my hand and seal this 30th day of December, 2009.

J. Brandon Miller
Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212