Record & Return:
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20100005279 DEEDWARR
Recvd: 01/27/10 10:40 2 pgs
Fees:13.00 Taxes:214.60
20100127-0006839

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF January, 2010.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/20/10
File No. G10-0066D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jeremy Kelton, unmarried (NAME)	Jeremy Kelton (NAME)	83-1-382
1402 Sharpe Avenue (STREET ADDRESS)	908 Caruthers Avenue (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Louella L. Haywood, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremy Kelton, 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 North 120 feet of the West 50 feet of Lot No. 4 and the North 120 feet of the East 10 feet of Lot No. 3 of Block "A" on the plan of WEAKLEY PLACE, as shown by plat of record in Plat Book 161, Page 131, (previous deed erroniously stated the Plat Book 161, page 13), the in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning at a point in the South margin of Sharpe Avenue, formerly Weakley Avenue, 115 more or less East of the East margin of 14th Street, being 10 feet West of the common corner of Lots Nos. 3 and 4; thence Southerly parallel with the line between Lots Nos. 3 and 4 and 10 feet West of the same, 120 feet to a point; thence easterly 60 feet to a point in the West line of Tract 2 of the property conveyed to Madeline W. Higgins et al, of record in Book 1082, page 489, said Register's Office, said point being 50 feet East of the line between Lots Nos. 3 and 4; thence with Higgin's West line Northerly 120 feet to the South margin of Sharpe Avenue; thence with the margin of the same Westerly 60 feet to the point of beginning.

BEING the same property conveyed to James O. Haywood and Louella L. Haywood, husband and wife from Vester Carl Kemp,Richie Kemp Ross, Rachel Kemp Temple, Rossie Mae Kemp Myers, Leslie Paul Kemp, Dorothy Kemp Smith, by Deed dated November 20, 1973, in Book 476, Page 497, in the Register's Office for Davidson County, Tennessee.

James O. Haywood has since died, vesting sole ownership in Louella L. Haywood as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1402 Sharpe 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 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. Whenever 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 22nd day of January, 2010.

X Louella L. Haywood
Louella L. Haywood

January 22, 2010
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Louella L. Haywood, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of January, 2010

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of January, 2010.

My Commission Expires:_____

_____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066