Realty Title

03

BILL GARRETT, Davidson County
Trans:T20100027366 DEEDWARR
Recvd: 05/06/10 15:54 2 pgs
Fees:13.00 Taxes:259.00
20100506-0034825

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this ~~14TH~~ 30th DAY OF APRIL, 2010.

Diane K. Mann
Notary Public

MY COMMISSION EXPIRES: 2/11/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) * *KAYFES IDA BELL SILVERMAN	PRIMELENDING, A PLANS CAPITAL CO. (NAME)	71-12-0-158
900 CHICKASAW AVE. (ADDRESS)	18111 PRESTON RD., #900 (ADDRESS)	
NASHVILLE, TN 37207 (CITY) (STATE) (ZIP)	DALLAS, TX 75252 (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 CATHLEEN M. DUCKETT, F/K/A CATHLEEN M. CARTER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **IDABELL KAYFES SILVERMAN** 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 LOT NO. 58 ON THE MAP OF VICTORY HEIGHTS SUBDIVISION, AS OF RECORD IN BOOK 1130, PAGE 97, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 58 IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST MARGIN OF MONTGOMERY AVENUE, AT THE CORNER OF LOTS NOS. 58 AND 95; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 60.7 FEET TO THE CORNER OF LOTS NOS. 57 AND 58; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHERLY 159.5 FEET TO THE SOUTH MARGIN OF CHICKASAW AVENUE; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 35.7 FEET TO THE BEGINNING OF AC URVE; THENCE AROUND SAID CURVE, SOUTHWESTERLY 39.46 FEET TO THE EAST MARGIN OF MONTGOMERY AVENUE, THENCE WITH THE MARGIN OF THE SAME, SOUTHERLY 134.5 FEET TO THE BEGINNING

BEING THE SAME PROPERTY CONVEYED TO DAVID N. CARTER AND WIFE, CATHLEEN M. CARTER, BY WARRANTY DEED FROM DONALD R. ROBERTS AND WIFE, ANNICE L. ROBERTS, OF RECORD IN BOOK 7209, PAGE 139, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE SAID DAVID N. CARTER SUBSEQUENTLY HAVING CONVEYED ALL OF HIS RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY UNTO CATHLEEN M. CARTER, BY QUITCLAIM DEED OF RECORD IN BOOK 11133, PAGE 462, SAID REGISTER'S OFFICE. DAVID N. CARTER AND CATHLEEN M. CARTER WERE SINCE DIVORCED ON OCTOBER 5, 1998, BY FINAL DECREE OF DIVORCE FILED IN THE SECOND CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, TO DOCKET NO. 98D-2016. CATHLEEN M. CARTER IS NOW CATHLEEN DUCKETT.

BRADLEY DUCKETT, HUSBAND OF THE GRANTOR HEREIN, JOINS IN THE HEREIN CONVEYANCE FOR THE SOLE PURPOSE OF CONVEYING ANY RIGHT, TITLE AND INTEREST HE MAY HAVE IN AND TO THE SUBJECT PROPERTY, MARITAL OR OTHERWISE.

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

unimproved ( )
This is improved (X) property, known as 900 Chickasaw Avenue, 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

WARRANTY DEED
(Continued)

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 ~~14th~~ 30th day of April, 2010.

Cathleen M. Duckett
CATHLEEN M. DUCKETT

Bradley Duckett
BRADLEY DUCKETT, SPOUSE

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHLEEN M. DUCKETT, F/K/A CATHLEEN M. CARTER, JOINED BY HER HUSBAND, BRADLEY DUCKETT, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30TH day of April, 2010.

Mary Birthright
Notary Public

My Commission Expires: 11-7-10

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072