BILL GARRETT, Davidson County
Trans:T20100056383 DEEDWARR
Recvd: 09/08/10 14:27 2 pgs
Fees:13.00 Taxes:323.75
20100908-0071535

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-10800562

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
31ST DAY of AUGUST, 2010

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **THOMAS PEARSON**<br>**1704 SHARPE AVE.**<br>**NASHVILLE, TN 37206** | new owner | **83-2-291**<br>**27W-22245** |

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,

**CONSTANCE E. KAYLOR, UNMARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**THOMAS PEARSON, 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:

**BEING the easterly 50.00 feet of Lots Nos. 1 and 2 on the Map of Thompson Bond's Subdivision of the north part of Lot No. 6 on the Map of Brownsville of record in book 547, page 39, Register's Office for Davidson County, Tennessee.**

**SAID parts of said lots front 50.0 feet on the southerly side of Sharpe Avenue and extend back between parallel lines, along the westerly margin of a 15.0 foot alley, 150.0 feet to a dead line in the rear.**

**Being the same property conveyed to Constance E. Kaylor, unmarried by Warranty Deed from Johnny B. Spicer, Jr., married and wife, Misty Rose Spicer, of record in Book 9165, Page 71, Register's Office for Davidson County, Tennessee.**

This is improved ( X) property known as **1704 SHARPE AVE., 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. 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 our hands this 31ST DAY of AUGUST, 2010.

Constance E. Kaylor by Cindy Evans, Attorney in Fact

**CONSTANCE E. KAYLOR BY CINDY EVANS, ATTORNEY IN FACT**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of August, 2010, before me personally appeared Cindy Evans to me known to be the person who executed the foregoing instrument in behalf of Constance E. Kaylor as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Constance E. Kaylor.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of August, 2010.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010