Davidson County DEEDWARRSP
Recvd: 10/31/14 09:28 3 pgs
Fees:17.00 Taxes:0.00
20141031-0100427

RECORD AND REQUESTED BY:
GODEEDS, INC.
ATTN: LEGALZOOM DEPT.
8940 MAIN STREET
CLARENCE, NY 14031
File No. 510356981-35488139

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 069 11 0 056.00

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 20th day of October, 2014, by and between **HELEN U. HEBB, BY OVALLA A. JOBE, HER ATTORNEY-IN-FACT**, of 3841 HYDES FERRY ROAD, NASHVILLE, TN 37218 hereinafter referred to as Grantor(s) and **ERIC ALONZO MCCRAY, A SINGLE MAN AND OVALLA A. JOBE, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, of 3841 HYDES FERRY ROAD, NASHVILLE, TN 37218, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

A TRACT OF LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF THE M. W. BROWN FARM OF RECORD IN BOOK 1733, PAGE 231, REGISTER'S OFFICE FOR SAID COUNTY, AND BEING PART OF TRACT NO. 3 OF A PLAN OF SAID FARM, NOT OF RECORD.

BEGINNING IN THE SOUTHERLY MARGIN OF A 25 FOOT LANE, SAID BEGINNING POINT IS 25 FEET SOUTH OF THE NORTHEAST CORNER OF PROPERTY CONVEYED TO WILLIE MCCALL AND WIFE, LORA MCCALL BY DEED FROM MOSCO BROWN AND WIFE, OF RECORD IN BOOK 1969, PAGE 246, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH BROWN'S EAST LINE, SOUTH 18 DEGREES 15 POINT EAST 200 FEET; THENCE WESTWARDLY 75 FEET; THENCE NORTHWARDLY 200 FEET TO THE SOUTHERLY MARGIN OF A 25 FOOT LANE; THENCE WITH SAID LANE EASTWARDLY 75 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO VIRGINIA LOUISE BROOKS AND GENEVA BYERS BY QUITCLAIM DEED FROM OSCAR S. DEAN AND WIFE, LILLIE HARRIS DEAN OF RECORD IN BOOK 5939, PAGE 349, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: BOOK 7383, PAGE 452, Recorded: 10/21/1987

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

Assessor's parcel No. 069 11 0 056.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 20th day of Oct, 2014.

Helen U. Hebb by Ovalla A. Jobe her attorney in fact
HELEN U. HEBB, BY OVALLA A. JOBE, HER ATTORNEY-IN-FACT

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, HELEN U. HEBB, BY OVALLA A. JOBE, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 20th day of October, 2014

Notary Public
My Commission expires: 1-9-2018

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief. the actual consideration for this transfer or value of the property transferred, whichever is greater is $50.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Helen U. Hebb by Ovalla A. Jobe her attorney in fact
Affiant

Subscribed and sworn to before me this 20th day of October, 2014.

Notary Public
Commission Expires 1-9-2018

Name and address for person(s) responsible for taxes:

ERIC ALONZO MCCRAY AND OVALLA A. JOBE
3841 HYDES FERRY ROAD
NASHVILLE, TN 37218

Name and address of property owner:

ERIC ALONZO MCCRAY AND OVALLA A. JOBE
3841 HYDES FERRY ROAD
NASHVILLE, TN 37218

True Copy Certification

I, Frank Dec, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of NEW York

County of Erie

Personally appeared before me, [James Roaldi], a notary public for this county and state, [Frank Dec] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/6/17

Notary' Seal (if on paper)

JAMES ROALDI
Notary Public, State of New York
Qualified in Erie County
Commission Expires June 06, 2017