PREPARED BY:
Atwood & Moore
Attorneys at Law
Murfreesboro, TN 37129

WARRANTY DEED

THIS INDENTURE is made and entered into this **5th** day of **November, 2003** between **Joan C. Herron** , GRANTOR, and **Fritzco Properties, LLC** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville**,, County of ~~**Rutherford**~~ Davidson, State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 10, on the Plan of W. C. Miller Lands, not of record, and being more particularly described as follows:

BEGINNING on the southerly margin of ELBERTA STREET, 300 feet East of the easterly margin of Miller Street, said beginning point being the common corner of Lot Nos. 9 and 10; thence with the line between said lots, southwardly 160 feet to the northerly line of Lot No. 22; thence with the northerly line of Lot Nos. 22 and 23, eastwardly 57 feet to the corner of Lot Nos. 10 and 11; thence with the line between said lots, northwardly 160 feet to the southerly margin of Elberta Street; thence with the southerly margin to the southerly margin of Elberta Street; thence with the southerly margin of said Street, westwardly 57 feet to the point of BEGINNING.

BEING the same property conveyed to Joan C. Herron by deed of record in Instrument Number 200107170075629, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all matters as shown of record in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Joan C. Herron

Joan C. Herron
Signature of Seller

Davidson County DEEDWARR
Recvd: 11/10/03 11:47 2pgs
Fees:13.00 Taxes:144.30

20031110-0164343

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF ~~Rutherford~~ Davidson

Personally appeared before me, a Notary Public of said County and State, **Joan C. Herron** , the within named bargainor, 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 office, this **5th** day of **November, 2003.**

Katherine Welborn
Notary Public

My Commission Expires: 9-25-04

KATHERINE WELBORN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires: 9/25/04

Name and Address of Property Owner:

Fritzco Properties, LLC
P.O. Box 332453
Murfreesboro, TN 37133

Property Address:

81 Elberta Street
Nashville, TN 37210

Person Responsible for Taxes:

Same

Parcel #: 119-06-0-072.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$39,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Joan C. Herron
Affiant

Sworn to and subscribed before me, a Notary Public, this **5th** day of **November, 2003.**

Katherine Welborn
Notary Public

My Commission Expires: 9-25-04

KATHERINE WELBORN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires: 9/25/04

RETURN TO:
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