Davidson County DEEDWARR
Recvd: 10/05/04 15:21 2pgs
Fees:13.00 Taxes:355.20
20041005-0120043

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF September 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANIEL L. WISCARSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

**THIS INSTRUMENT WAS PREPARED BY**
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Edward Blackwood (NAME) | Michigan Fidelity Accep. Corp. (NAME) | MAP 057 |
| 4600 Cato Road (ADDRESS) | 25800 Northwestern Hgy. Ste. 875 (ADDRESS) | PARCEL 045.01 |
| Nashville, TN 37218 (CITY) (STATE) (ZIP) | Southfield, MI 48075 (CITY) (STATE) (ZIP) | |

FOR AND 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, Ruby Mae Biggs Morris

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

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 the 13th, formerly 23rd, Civil District of Davdison County, Tennessee, described according to a survey made by Earl Drake, Surveyor, dated March 6, 1912, as follows:

Beginning at a point in the center of Cato Road at the southeast corner of the property conveyed to C.B. Winfrey by deed of record in Book 329, Page 718, Register's Office for said County; thence North 74 deg. east 5.7 poles to a point; thence north 31 deg east 13 poles to a point in drain; thence north 23 1/2 deg. east 12 poles to a stone in drain in C.B. Winfrey's line, 7 feet south of a poplar Sapling stump; thence south 87 1/2 deg. east with C.B. Winfrey's south line 36 poles to a stake, hickory and hackberry pointer, C.B. Winfrey's corner in Mrs. Britt Nicholson's west line; running thence in a southwesterly direction 37 poles, more or less, to the southeasterly corner of the Cato graveyard; thence North 37 3/4 deg. west, 18.18 poles to a point; thence south 52 1/4 deg. west along the northerly margin of said graveyard, 18.18 poles to the center of Cato Road; thence northwesterly along the center of said road, 9.87 poles to the point of beginning, containing 6 acres, more or less.

BEING the same property conveyed to Ruby Mae Biggs, unmarried, by Warranty Deed dated January 19, 1967, from Donald R. Curry and wife, Margaret Hagewood

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 4600 Cato Road, Nashville, TN 37218
(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 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 hand this 30th day of September, 2004

Ruby Mae Biggs Morris

Ruby Mae Biggs Morris

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 Ruby Mae Biggs Morris

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 30th day of September 2004.

Commission expires

Notary Public

DANIEL J. WISCHNOW NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally came and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at office at on this the day of .

My commission expires

Notary Public

LEGAL DESCRIPTION CONTINUATION

Carney of record in Book 4095, page 85, Register's Office for Davidson County, TN (Ruby Mae Biggs now being Ruby Mae Morris).

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.