Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

25-1-106

Davidson County DEEDWARR
Recvd: 04/04/05 13:00 2 pg
Fees:13.00 Taxes:185.93
20050404-0036303

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **March, 2005** by and between **Margaret L. Smith and Marnita Roberson** , herein after referred to as GRANTOR, and **Ten Talents, LLC** , herein after referred to as 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 **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number a portion of Lot 14 and a portion of Lot 15, on the Plan of CM Holt Plan, as shown by plat of record in Plat Book 21, page 33, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 40.5 feet on the Westerly side of Warren Street, formerly Holt Street, and run back between parallel lines 138 feet to an alley.

Being the same property conveyed to Margaret L. Smith, a single person, and Marnita Roberson, a single person, by Quit Claim Deed from Margaret L. Smith, dated April 3, 2003, recorded April 17, 2003, of record in Instrument 20030417-0051189, Register's Office for Davidson County,Tennessee.

Previously being the same property conveyed to Margaret L. Smith by Warranty Deed from Buist Thompson and son, Michael D. Lyons, dated April 21, 1994, recorded May 2, 1994, of record in Book 9329, page 980, said Register's Office.

This is improved/unimproved property known as: 931 Warren Street, Nashville, TN 37208

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.

Margaret L. Smith
Margaret L. Smith
Signature of Seller

Marnita Roberson
Marnita Roberson
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Margaret L. Smith**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **Davidson** County, this **30th** day of **March, 2005.**

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Marnita Roberson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **Davidson** County, this **30th** day of **March, 2005.**

Notary Public

MY COMMISSION EXPIRES OCTOBER 21, 2007

My Commission Expires: _____

Name and Address of Property Owner:
Ten Talents, LLC
404 Verandah Lane, Franklin, TN 37064

Send Tax Statements to:
same
,

Map & Parcel: 081.16-0-701.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

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 **$50,250.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **March, 2005.**

Notary Public

MY COMMISSION EXPIRES OCTOBER 21, 2007

My Commission Expires: _____

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