WARRANTY DEED

G-CD-05-3220

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,800.00

Affiant

Subscribed and sworn to before me this 3rd DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 1/26/2008
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Ganaway	New Owner (NAME)	
3220 Torbett Street (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	92-9-66

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THE ESTATE OF IDA B. MORRISON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GEORGE GANAWAY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 57 and 58, G. E. JACKSON'S SUBDIVISION OF THE MARABLE TRACT, as shown on plat of record in Plat Book 161, Page 86, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Last Will and Testament of Ida B. Morrison to ~~Lillie~~ Mae Fizer, Henretta Gooch, Hazel Watkins and Ida B. Watkins. By Order of Probate, Docket No. 03P-389, Letters Testamentary were issued to Henrietta Gooch to serve as Executrix. Said property was conveyed to Beatrice Morrison and husband, Nesbitt Morrison by Last Will and Testament of Mattie Duncan, of record in Will Book 50, Page 310, Probate Court for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3220 Torbett Street, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 3rd day of June, 2005.

Lillie Mae Fizer
~~Lillie~~ Mae Fizer

Lillie Henrietta Gooch
Henretta Gooch

Ida B. Watkins
Ida B. Watkins

Davidson County DEEDWARR
Recvd: 06/09/05 14:21 2 pgs
Fees:13.00 Taxes:47.36

20050609-0066237

STATE OF Tennessee
COUNTY OF Davidson

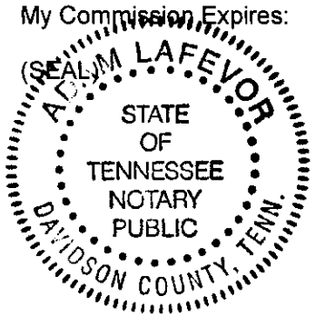
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lillie Mae Fizer, Ida B. Watkins, and Henrietta Gooch, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of June, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903