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Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/20/05 09:26 2 pg
Fees:13.00 Taxes:275.65
20050620-0070015

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $74,500.00

Affiant

Subscribed and sworn to before me, this 14th day of June, 2005.

Notary Public
My commission expires: 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

03-0505-32742

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian Sauls 901 Ward Street Nashville TN 37207	NEW OWNER	071-12-0-264.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Helen O. Mlcuch**, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brian Sauls**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the westerly 70 feet of Lots Nos. 1, 2 and 3 on the Map of T.I. Ward's Re-subdivision of certain lots in Williams and Hayes Company's Belleview Plan of Lots, as of record in Book 974, Page 48, Register's Office for said County.
Said parts of said lots front 70 feet on the northerly side of Ward Street and run back between parallel lines along the easterly margin of Montgomery Street or Avenue, 161 feet to a dead line.

Being the same property conveyed to Joseph M. Mlcuch and wife, Helen O. Mlcuch by deed from Marion Sharp and husband, J.R. Sharp, dated April 21, 1948, recorded April 24, 1948, of record in Book 1581, Page 387, Register's Office for Davidson County, Tennessee. The said Joseph M. Mlcuch has since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 901 Ward Street, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of June, 2005.

Helen O. Mlcuch

Helen O. Mlcuch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Helen O. Mlcuch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 10th day of June, 2005.

Karen McCalla

KAREN MCCALLA
State of Tennessee at Large

My Commission expires 6/19/07

