Box 5

| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 410<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **89,900.00**.<br>Mildred L. Mott<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2005.<br>Notary Public<br>MY COMMISSION EXPIRES: 9/[illegible]<br>(AFFIX SEAL) |

Davidson County DEEDWARR
Recvd: 08/22/05 09:19 2 pgs
Fees:13.00 Taxes:332.63
20050822-0099459

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP, PARCEL NUMBER |
|---|---|---|
| Mildred L. Mott | SAME | 61-11 |
| 1003 Matthews Avenue | | 109 |
| Nashville, TN 37216 | | |
| (CITY) (STATE) (ZIP) | (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, I, **Marguerite L. Dorris, a widow**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mildred L. Mott**

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 Davidson County, Tennessee, being the westerly part of Lot No. 15 on the Plan of a re-subdivision of Lot Nos. 11 and 17, of I. C. McMahon's Maplewood Tract, of record in Book 547, page 144, said Regsiter's Office.

SAID part of said Lot is described according to a survey made by T. R. Sanford, on August 3, 1950, as follows:BEGINNING at the southeasterly corner of said Lot No. 15, in the northerlu margin of Matthew Avenue; thence, with the northerly margin of Matthew Avenue, westerly 10 feet to a point; thence, northerly 160.3 feet to the northeast corner of said Lot No. 15; thence, southerly with the easterly boundary line of said Lot No. 15, 160 feet to the point of beginning; and forming a triangular tract of land fronting 10 feet on the northerly saide of Matthew Avenue and extending back to a point at the northeast corner of said Lot No. 15.

BEING the same property conveyed to C. B. Dorris and wife, Marguerite L. Dorris by deed from Walter Young and wife, Era G. Young of record in Book 1912, page 51, said Register's Office. The said C. B. Dorris has since died leaving Marguerite L. Dorris the sole surviving tenant by the entirety. The said Marguerite L. Dorris is now known as Louise Clark Dorris.

This instrument is being executed on behalf of Marguerite L. Dorris, also known as Louise Clark Dorris, pursuant to a Power of Attorney executed by same on July 19, 2005 and of record as Instrument No. 20050720-0084097 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **1003 Matthews Avenue, Nashville, TN 37216.**

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 the 18th day of August, 2005.

Marguerite L. Dorris by Claudia Clark Murray (POA)
Marguerite L. Dorris by Claudia Clark Murray, Attorney-in-Fact

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 the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of August, 2005.

My Commission expires _____

_____
Notary Public

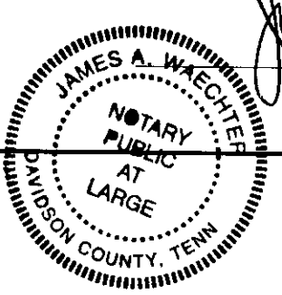
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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Claudia Clark Murray** 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 on behalf of **Marguerite L. Dorris**, as HER Attorney in Fact, as the free act and deed of the within named **Marguerite L. Dorris**.

Witness my hand and official seal this the 19th day of August, 2005.

My Commission expires 1-26-07




_____
Notary Public