Davidson County DEEDWARR
Recvd: 10/14/05 09:47 2 pgs
Fees:13.00 Taxes:347.80

20051014-0123901

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $94,000.00

Affiant

Subscribed and sworn to before me, this 12th day of October, 2005.

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My commission expires:

02-0510-44328

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Noble Properties, Inc.	Noble Properties, Inc.	73-06-0-015.00
2706 Shadow Lane	718 Thompson Lane, Suite 108	
Nashville TN 37216	Nashville, TN 37204	

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, Peggy Lee Magers, individually as the devisee of the Estate of W.C. Magers, and as Administratrix c.t.a. of the Estate of W.C. Magers,hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Noble Properties, Inc., 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:

LAND in Davidson County, Tennessee, being Lot No. 51 on the Plan of Riverwood Terrace of record in Book 1835, Page 134, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to W.C. Magers and wife, Ruby Lee Magers by deed dated 6/3/88 of record in Book 7564, Page 819, Register's Office for Davidson County, Tennessee. Ruby Lee Magers died on 3/20/98 leaving W.C. Magers as surviving tenant by the entirety. W.C. Magers died testate on 8/23/01 and by Last Will and Testament probated in the Seventh Circuit Court for Davidson County, Tennessee, No. 01P-1579, devised the subject property to Peggy Lee Magers. Peggy Lee Magers executes this document indivdually as the devisee of the W.C. Magers, and as Administratrix c.t.a. of the Estate of W. C. Magers.

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 2706 Shadow Lane, 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, 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 12th day of October, 2005.

Peggy Lee Magers
Peggy Lee Magers, individually

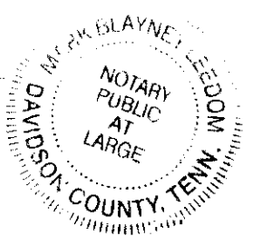
Peggy Lee Magers
Peggy Lee Magers, Administratrix c.t.a.
of the Estate of W.C. Magers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Brentwood, TN, this 12th day of October, 2005.

State of Tennessee at Large



My Commission expires : 9/08/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy Lee Magers, Administratrix c.t.a. of the Estate of W.C. Magers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand at Brentwood, Tennessee, this 12th day of October, 2005.

Notary Public

My commission expires: 9/08/09

