RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44187 FILE BOX "7"

Davidson County DEEDWARR
Recvd: 10/31/05 09:15 2 pgs
Fees:13.00 Taxes:703.00
20051031-0130842

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha Fouce	SAME AS NEW OWNER	83-10-276
1903 Forrest Avenue		23W 7342
Nashville, TN, 37206		

FOR AND IN 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/WE,

Ralph O. Mitchell, Jr., Unmarried and David E. Fry, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Martha Fouce

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 part of a 10.25 acre tract as shown on the plan of Richardson Place of record in Book 547, page 135, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point 60.75 feet more or less from the Easterly terminus of Forrest Avenue, said point being along the extended northerly margin of said Avenue. thence leaving the extended access of Forrest Avenue N 10 degrees 29' 30" E 91.85 feet to a point, thence S 71 degrees 39' 30" E 133.25 feet to a point, said point being in the westerly line of Robert L. Jordan; thence S 4 degrees 15' W 60 feet to a point, thence N 85 degrees 25' 30" E 139.25 feet to the point of beginning.

Being the same property conveyed to Ralph O. Mitchell, an unmarried person, and David E. Fry, an unmarried person, by deed from March Egerton, an unmarried person, of record in Instrument Number 20011205-0133579, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1903 Forrest Avenue, Nashville, TN 37206

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/our hand(s) this 29th day of September, 2005

Ralph O. Mitchell, Jr.

David E. Fry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Ralph O. Mitchell, Jr. and David E. Fry, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 2005

Notary Public

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006