WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/16/05 10:17 2 pgs
Fees:13.00 Taxes:159.10

20051116-0138399

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Billie Alexander Avery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)
My Commission Expires SEPT. 22, 2007

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mildred Nygren	NEW OWNER	Map 112
8739 Old Charlotte Pike		Group
Pegram, TN 37143		Parcel 154

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, we

Eric H. Avery and wife, Billie Alexander Avery

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Mildred Nygren

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:

BEING Lot No. 2, on the Plan of Craddock Subdivision, of record in Plat Book 7900, Page 184, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Eric H. Avery and Billie Alexander Avery by deed from Nola M. Craddock, unmarried, of record in Book 9310, Page 112, said Register's Office.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Plat Book 7900, Page 184, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 8739 Old Charlotte Pike, Pegram, TN 37143

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 our hands this 15th day of November, 2005.

Eric H. Avery

Billie Alexander Avery
Billie Alexander Avery

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 Eric H. Avery and Billie Alexander Avery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of November, 2005.

My Commission Expires: September 22, 2007 Velma Henderson
Notary Public