THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24789-10-2005** file Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $117,000.00. Sarah Ayer Affiant Subscribed and sworn to before me this 18th day of November, 2005. Notary Public NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Sarah Ayer 2951 Sinbad Drive Nashville, TN 37214	Pinnacle National Bank 211 Commerce Street Suite 301 Nashville, TN 37201	Map No.096.06-0 Parcel No. 108.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Denby Melisha Morgan, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah Ayer, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2951 Sinbad Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of November, 2005.

Denby Melisha Morgan

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Denby Melisha Morgan**, 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 for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2005.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 11/29/05 15:54 2 pg
Fees:13.00 Taxes:432.90

20051129-0143607

Schedule "A"

Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of Resubdivision of Lots 183 and 196 on the Plan of Cloverhill, Section IV, as of record in Plat Book 5800, page 108, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jaime Zubieta and wife, Denby Zubieta by deed dated September 28, 1999 from Donald C. Landsberg and Lois Thies, Co-Executors of the Estate of Doris Northington of record in Book 11681, page 460, and corrected in Instrument No. 20030630-0089870, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Denby Melisha Morgan by Quitclaim Deed from Lois Thies, Co-Executor of the Estate of Doris L. Northington, deceased, appearing as Instrument # * _____ Register's Office for Davidson County, Tennessee and Quitclaim Deed from Donald C. Landberg, Co-Executor of the Estate of Doris L. Northington, deceased, appearing as Instrument # * _____, Register's Office for Davidson County, Tennessee.

Being further conveyed to Denby Melisha Morgan by Quitclaim Deed from Jaime Zubieta of record as Instrument No. 20050711-0080067. Denby Melisha Morgan and Denby Zubieta are one and the same person.

BEING the same property conveyed to Sarah Ayer by Warranty Deed from Denby Melisha Morgan of record in Book _____, page _____ or as Instrument # _____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6249, page 542, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 5800, page 108, Register's Office for Davidson County, Tennessee.

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