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THIS INSTRUMENT PREPARED BY:
GARY S. RUBENSTEIN
SCHULMAN, LeROY & BENNETT, P.C.
P.O. BOX 190676
NASHVILLE, TN 37219-0676

Davidson County DEEDWARR
Recvd: 12/06/05 14:41 2 pgs
Fees:13.00 Taxes:226.63
20051206-0146875

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Susan G. Roy-Sabourin 8209 Maryland Lane Brentwood, Tennessee 37027	Same	Map 147-7-B Par. 031 CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $61,250.00.

Affiant

Sworn and subscribed before me, this 30th day of November, 2005.

Notary Public

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES AUGUST 20, 2006

Commission Expires:

8/20/06

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Olin E. McFolin, a single person, referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto Susan G. Roy-Sabourin, hereinafter referred to as Grantee, her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being Unit No. F-31, Parcel No. 31, in Woodlea Place Townhouses as of record in Book 5050, page 101, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Olin E. McFolin by deed from Third National Bank in Nashville of record in Book 8763, page 411, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants and Restrictions of record in Book 5197, page 544, Register's Office for Davidson County, Tennessee and By-Laws of record in Book 5197, page 585, Register's Office for Davidson County, Tennessee.

This is improved property known as 4958 Edmondson Pike, Unit F-31, Nashville, Tennessee 372ll.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, her heirs, successors and assigns forever, and I do covenant with the said Grantee that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above set forth, and taxes for the year 2005 which the Grantee herein assumes and agrees to pay.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to the said Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of November, 2005.

Atty-in-fact for Olin E McFolin

Shirley Misconi, attorney-in-fact
for Olin E. McFolin, a single person

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of NOVEMBER, 2005, before me personally appeared Shirley Misconi, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Olin E. McFolin, a single person, and who acknowledged that she executed the same as the free act and deed of Olin E. McFolin.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of NOVEMBER, 2005.

Notary Public

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES AUGUST 20, 2006

Commission Expires:

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