20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/05 12:38 3 pgs
Fees:18.00 Taxes:247.53
20051212-0148934

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December 2005

Notary Public

MY COMMISSION EXPIRES: 9-21-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyree Moreland (NAME)	First Magnus Mortgage Corp. (NAME)	MAP 081-12-0
1310 Little Hamilton Road (ADDRESS)	603 North Wilmot Road (ADDRESS)	PARCELS 182 &
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Tucson, AZ 85711 (CITY) (STATE) (ZIP)	456

FOR AND 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, James Medaries and wife, Jessie Medaries

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tyree Moreland, a married person

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:

TRACT NO. 1:
LAND in Davidson County, Tennessee, being the Northwesterly 20 feet of Lot No. 306 and the Southeasterly 2 feet of Lot No. 304 of the North Nashville Real Estate Company's Plan of Lots of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

SAID parts of said Lots adjoin and front together 22 feet on the Southwesterly side of Delta Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to James Medaries and wife, Jessie Medaries by Warranty Deed dated November 17, 1980, from Earl Hawkins, unmarried, of record in Book 5679, Page 426, Register's Office for Davidson County, Tennessee.

TRACT NO. 2:
LAND in Davidson County, Tennessee, being part of Lot No. 302 and 2 separate parts of Lot 304 on the North Nashville Plan of lots recorded in Book 21, Page 105, Register's Office for Davidson County, Tennessee, more particularly described as follows, according to a survey dated January 6, 1972, by John M.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1617 Delta Avenue, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 6th day of December, 2005

James Medaries

Jessie Medaries

LEGAL DESCRIPTION CONTINUATION

Sullivan, Civil Engineer:

Beginning on the Westerly side of ramp off of Interestate 40 (said ramp leads into Delta Avenue); said beginning point is North 68° 27" West, 31.36 feet North 83° 25.8', being the Southeast corner of Tract B and the Northeast corner of Tract A, continuing with the Westerly margin of Delta Avenue, North 83° 23.46' to the Northeast corner of Tract B, also the Southeast corner of Tract C; thence continuing with the Westerly margin 84° 38" West 44.3 feet to the Northeast corner of Tract C; thence 38° 30" West 28.2'; thence South 51° 30" East 4 feet; thence South 38° 30" 60 feet to the Easterly margin of an alley; thence with the Easterly margin South 51° 30" East 28 feet, continuing with the Easterly margin of the Alley 51° 30" East 20 feet to the Southwest corner of Tract B, being also the Northwest corner of Tract A; thence North 38° 30" East, 131.21 feet to the point of beginning. The deed to Tract B is recorded in Book 3848, Page 625, R.O.D.C., Tenn., and the deed to Tract C is recorded in Book 3848, page 622, R.O.D.C., Tenn.

Being the same property conveyed to James Medaries by Warranty Deed dated July 9, 1980, from Eugene Watkins, Jr., of record in Book 5622, Page 733, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

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 James Medaries and wife, Jessie Medaries

the bargainor S, 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 Goodlettsville, Tennessee, this 6th day of December 2005

Commission expires 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public