Davidson County DEEDWARR
Recvd: 12/27/05 10:30 2 pgs
Fees:13.00 Taxes:962.00

20051227-0153633

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

03-0511-33236

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Subscribed and sworn to before me, this 16th day of December, 2005.

Notary Public
My commission expires: 7-29-06

Address of New Owner:	Send Tax Bills to:	Tax Information
George W. Cotton 2209 Elliott Avenue Nashville TN 37204	New Owner	105-14-0-021.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Johnnie M. Talley, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to George W. Cotton and Edwin Tobias Ruth, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being part of Lot No. 72 on the Plan of Waverly Place, as of record in Book 57, Page 95, Register's Office for said County, described according to a survey by John Kohl, dated December 28, 1974, as follows:

Beginning at a point in the westerly margin of Elliott Avenue 62-1/2 feet south of the southerly margin of an alley; thence westerly parallel to the margin of said alley, 126 feet to a point; thence southerly 62-1/2 feet to a point; thence easterly 140 feet more or less to the westerly margin of Elliott Avenue; thence with the margin of the same, northerly 62-1/2 feet to the point of beginning.

Being the same property conveyed to Liggett M. Talley and wife, Johnnie M. Talley by deed from Albert H. Buckingham and wife, Vilia A. Buckingham, dated January 3, 1975, of record in Book 4879, Page 359, Register's Office for Davidson County, Tennessee. The said Liggett M. Talley having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2209 Elliott Avenue, Nashville, TN 37204

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 16th day of December, 2005.

Johnnie M. Talley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Johnnie M. Talley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 16th day of December, 2005.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09