THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

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SEND TAX BILLS TO:

NEW OWNER

MAP PARCEL NUMBERS 91-11-211

Davidson County DEEDWARR
Recvd: 01/12/06 13:04 2 pgs
Fees:13.00 Taxes:540.20

20060112-0004895

WARRANTY DEED

THIS INDENTURE, made and entered into this 16th day of December, 20 05, by and between **Janet Nagy**, a married woman, party of the first part, and **Vernon Trammell**, an unmarried man _____ party of the second part,

WITNESSETH: That for and in consideration of **$146,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being the westerly 15 feet of Lot No. 1014, all of Lot No. 1016, and the easterly 10 feet of Lot No. 1018 of Block No. 159 in Plan No. 1, West Nashville, as of record in Book No. 57, pages 74-75, Register's Office for said county.

Said Lot No. 1016 and parts of Lots Nos. 1014 and 1018 together front 50 feet on the southerly side of Indiana Avenue and run back between parallel lines 150 feet to an alley. The above legal description is identical to the one in the previous deed of record.

BEING the same property conveyed to Janet L. Nagy by deed from Ralph Pedigo, of record in Book/Instrument No. 20050708-0079215 Register's Office, Davidson County, Tennessee, dated 5/26/05 and recorded 7/08/05. Together with the westerly 10 feet alley of No. 1223 which was abandoned by Metropolitan County Council, Bill No. 089-785, dated June 9, 1989.

Included in he above description, but excluded in this conveyance is the following: Land in Davidson County, Tennessee, being the westerly 10 feet of alley No. 1223 which was abandoned by Metropolitan County Council, Bill No. 089-785, dated June 9, 1989. Said Alley fronts 10 feet on the Indiana Avenue.

Being a portion of the same property conveyed to Golden E. Hand and wife, Diane Hand, by Quitclaim Deed from Danzel C. Pedigo and wife, Beatrice Geraldine Pedigo, of record in Book 10128, page 590, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat in Book 57, page 74 and 75; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

The above referenced property is also known as 5107 Indiana Avenue Nashville, Tennessee 37209.

This above referenced property is not and has never been the primary residents of the grantor or the grantors spouse.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

X _____ - Attorney in Fact
Janet Nagy
STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, **Ernie Nagy,** with whom personally acquainted, or proved to me upon the basis of satisfactory evidence, and who acknowle that he executed the within instrument for the purposes therein contained, and who fu acknowledged that he is the attorney-in-fact for **Janet Nagy,** under a power of attorney as record Instrument No. _____, and is authorized by **Janet Nagy** to execute instrument on behalf of **Janet Nagy.**

Witness my hand at office this 16th day of December, 2005.

ANGIE VALENTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

_____
Notary Public

My Commission Expires: 9-22-07

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$146,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

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

My commission Expires 1-20-09

_____
Notary Public

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

PROPERTY ADDRESS:
5107 Indiana Avenue
Nashville, TN 37209

Name and Address of New Owner
Vernon Trammell
5107 Indiana Avenue
Nashville, TN 37209