RETURN TO: SATURN AND MAZER
File Box "7"

Davidson County DEEDWARR
Recvd: 02/06/06 15:46 2 pgs
Fees:13.00 Taxes:305.99
20060206-0014797

Prepared by:

Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $ 82,700.00

Affiant

Subscribed and sworn to before me, this 31 day of January, 2006.

Notary Public
My commission expires: 7/29/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
George Tarver 3311 Spears Road Nashville TN 37207	SAME	50-15-0-047

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, Tommie C. Waggoner, Mary Carolyn Cunningham now Miller, and Shirley B. Cunningham, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to George Tarver, 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:

Land in Davidson County, Tennessee, being Lot No. 418 on the Plan of Section Three, Parkwood Estates, of record in Book 3300, Page 31, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John W. Fleming and wife, Beatrice H. Fleming by deed from G. W. Williams and wife, Dorothy Williams, dated 8-07-78 and of record in Book 5322, Page 688, Register's Office for Davidson County, Tennessee. Beatrice H. Fleming having predeceased John W. Fleming. Further being the same property conveyed to Tommie C. Waggoner, Mary Carolyn Cunningham now Miller, and Shirley B. Cunningham by Executrix's Quitclaim Deed from Shirley B. Cunningham, as Executrix of the Estate of John Willie Fleming, dated 1-24-01 and of record in Instrument No. 20010131-0009372, Register's Office for Davidson County, Tennessee. John W. Fleming and John Willie Fleming being one and the same person. Oath is made that Mary Carolyn Cunningham is now known as and is one and the same person as Mary Miller.

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 3311 Spears Road, Nashville, TN 37207

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do 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 27th day of January, 2006.

Tommie C. Waggoner

Shirley B. Cunningham

Mary Miller by Darnell Glover, attorney in fact

Mary Miller by Darnell Glover, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tommie C. Waggoner and Shirley B. Cunningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 27th day of January, 2006.

Notary Public
State of Tennessee at Large

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires 9/20/08

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Darnell Glover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Mary Miller, and that she is authorized by Mary Miller, to execute this instrument on her behalf.

Witness my hand in Brentwood, TN, this 7th day of January, 2006.

Notary Public
State of Tennessee at Large

My commission expires: 9/20/08

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY