Davidson County DEEDWARR
Recvd: 02/21/06 14:22 3 pg
Fees:18.00 Taxes:525.40

20060221-0020218

This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 142,000.00

Affiant

Subscribed and sworn to before me,
this 10th day of February, 2006.

Notary Public

My Commission Expires: Nov. 14, 2009

ANNE D. WELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

| Address New Owner as Follows: | Send Tax Bills to: | Map-Parcel Number |
|---|---|---|
| Donna Louise Sager<br>1306 Porter Road<br>Nashville, TN 37206 | Premier Mortgage Funding, Inc.<br>3001 Executive Drive, Ste. 330<br>Clearwater, FL 33762 | 83-03-0 046.00 |

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Carla K. Kappel, an individual** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Donna Louise Sager**, an individual hereinafter called the Grantee, her heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

**Being parts of Lot Nos. 25 and 26 on the Plan of Sharp and Horn's 5th Addition, of record in Book 332, Page 70, Register's Office for Davidson County, Tennessee, described according to a Survey made by Stephen A. Draper, Surveyor, dated May 23, 1954; and further described according to a Mortgage loan inspection Survey by Campbell, McRae & Associates Surveying, Inc., dated September 15, 2003, License No. 1838, as follows:**

**Beginning at a point in the westerly margin of Porter Road, said point being located (1) northerly 58 feet along the westerly margin of Porter Road from the intersection thereof with the northerly margin of McKennie Avenue, formerly Carter Street, and (2) at the northeast corner of the property conveyed to Joe S. Richardson and wife, by Deed from Dolly White Parker and husband, of record in Book 2290, Page 299,said Register's Office; thence with the northerly line of said Richardson's property westwardly 210.45 feet to a point in the line between Lot Nos. 24 and 25 on said plan; said point being located northwardly 61 feet along the line between said Lots 24 and 25 from the northerly margin of McKennie Avenue; thence with the**

**line between said Lots 24 and 25 northwardly 101.43 feet to a point, said point being located (1) southwardly 29.27 feet along the line between said Lots 24 and 25 from the southerly margin of a 13.5 foot alley and (2) at the southwest corner of the property conveyed to David L. Cook and wife, et al, by Deed from Dolly White Parker, of record in Book 5234, Page 208, said Register's Office; thence with the southerly line of said Cook's property eastwardly 231.0 feet to an iron pin in the westerly margin of Porter Road, said iron pin being located southwardly 67.73 feet along the westerly margin of Porter Road from an iron pin at the intersection of the westerly margin of Porter Road and the southerly margin of said 13.5 foot alley; thence with the westerly margin of Porter Road southwardly 75.6 feet to the point of beginning.**

**Being the same property conveyed to CARLA K. KAPPEL, unmarried, by Deed from James R. Bledsoe ( A/K/A Roy Bee ), Trustee U/A/D August 21, 1995 and filed of record in Instrument No.20031015-0153136, Register's Office for Davidson County, Tennessee.**

This property is made subject to the following:

1. 2006 County Taxes a lien, not yet due and payable.

2. Subject to all matters shown of record in Plat Book 332, Page 70, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1306 Porter Road Nashville, TN 37205.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 10 day of FEBRUARY, 2006.

By: Carla K. Kappel

Carla K. Kappel

STATE OF NEW MEXICO
COUNTY OF Santa Fe

Personally appeared before me, ~~Carla K. Kappel~~ Max T. Rodriguez, a Notary Public in and for said County and State, the within named Carla K. Kappel, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Santa Fe, New Mexico, on
( City )
this 10 day of Feb., 2006.

MAX T. RODRIGUEZ NOTARY PUBLIC STATE OF NEW MEXICO

M T Rodriguez
NOTARY PUBLIC

My Commission Expires: 5/27/09