03

Realty Title
48-A

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 64,000.00

Affiant

Subscribed and sworn to before me, this 1stday of March, 2006.

Notary Public
My commission expires: 02/22/09

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

03-0602-33411

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephen Fouche 4609 Park Avenue Nashville TN 37209	New Owner	92-10-0-134

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, **Kenneth Loyal, Leroy Loyal and Julia Williams, being all of the Heirs at Law of Julia M. Loyal, deceased,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Stephen Fouche**, 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. 22 and the easterly half of Lot No. 23, on the Plan of I. L. Pendleton's Subdivision of the Steger Home Place, of record in Book 421, Page 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 and the easterly part of Lot No. 23 front together 75 feet on the northerly side of Georgia, formerly Torbitt, Avenue, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Leroy Theodis Loyal and wife, Julia M. Loyal by deed from Edwin B. Raskin and wife, Rebecca K. Raskin, dated 5-6-55, of record in Book 2400, Page 496, Register's Office for Davidson County, Tennessee. The said Leroy Theodis Loyal predeceased Julia M. Loyal, having died in 1971. The said Julia M. Loyal subsequently died intestate and unmarried in 1993, leaving title to the subject property vested in her Heirs at Law, Kenneth Loyal, Leroy Loyal and Julia Williams, the Grantors herein.

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 2810 Georgia Avenue, Nashville, TN 37209

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.

Davidson County DEEDWARR
Recvd: 03/07/06 11:07 2 pgs
Fees:13.00 Taxes:22.20

20060307-0026227

WITNESS my hand this 1st day of March, 2006.

Kenneth Loyal
By LeRoy Loyal II
Kenneth Loyal
By: Leroy Loyal, Atty in Fact

Leroy Loyal II
Leroy Loyal

Julia Williams
Julia Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Leroy Loyal, and Julia WIlliams, 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 Nashville, TN, this 1st day of March, 2006.

Diane K. Mann
Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

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 Leroy Loyal, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Kenneth Loyal, and that he is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 2006.

Diane K. Mann
Notary Public

Commission expires 2/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN