Davidson County DEEDWARR
Recvd: 03/17/06 13:15 2 pgs
Fees:13.00 Taxes:185.00

20060317-0031102

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Patricia Leggs
Affiant

Sworn to and subscribed before me this 17th day of March, 2006.

Vikki Henderson
NOTARY PUBLIC

My Commission Expires: 1-2010

VIKKI HENDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS - NEW OWNER
Christine Black
1019 North 2nd St
Nash TN 37207

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 082-3
Parcel 124.01

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patricia Leggs**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Christine Black**, hereinafter called "Grantee", her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of W. T. Fitspatrick's re-subdivision of Lots 15 to 22, and 10 feet of Lot 14 of the Benedict Land Company's Subdivision, as of record in Book 421, page 76, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 3 fronts 40 feet on the east side of North Second Street and runs back between parallel lines 181 feet to an alley.
>
> Being the same property conveyed to Patricia Leggs by deed from Johnny Burroughs and wife, Linda Burroughs, of record in Instrument No. 20040616-0071131, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1019 North 2nd Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns forever; and Grantor does covenant with the said Grantee that we are lawfully seized 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; and Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 17th day of March -, 2006.

PATRICIA LEGGS

VIKKI HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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, **Patricia Leggs**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 17th day of March, 2006.

NOTARY PUBLIC

My Commission Expires: 1-2010