Return to: First Title and Escrow Company, Inc.
File Number 25129 Box 9B

Davidson County DEEDWARR
Recvd: 03/21/06 14:19 2 pgs
Fees:13.00 Taxes:555.00

20060321-0032411

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
06TN00676

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 15th day of March, 2006

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah B. Parsons **925 North 14th Street** **Nashville, TN 37206**	US Bank 1550 American Blvd. East Bloomington, MN 55425	**083-01-0-408.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sarah A. Green, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah B. Parsons, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN RUTHERFORD COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the northerly 75 feet of Lots No. 53 & 54 on the Map of J.B. Hancock's East End Addition, of record in Book 57, page 133, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the southwesterly corner of Granada Avenue, formerly Grand Avenue, and North 14th Street, formerly Weakley Street, being the northeasterly corner of said Lot No. 54; thence with the westerly margin of North 14th Street, southerly 75 feet; thence westerly parallel with Granada Avenue, 93 feet to a line between Lots No. 52 & 53; thence with said line, northerly 75 feet to the southerly margin of Granada Avenue; thence with the southerly margin of said Granada Avenue, easterly 93 feet to the beginning.

Being the same property conveyed to Sarah A. Green, unmarried, by Warranty Deed from Michael K. Hester, dated 12-17-02 and recorded 12-26-02 in Instrument No. 20021226-0158947, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on plat of record in Book 57, page 133, in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **925 North 14th Street, Smyrna, TN 37167**
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 and assigns forever, and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 15th day of March, 2006.

Sarah A. Green

Sarah A. Green

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 Sarah A. Green the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of March, 2006.

Commission Expires:_____

Notary Public

GAIL G. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2006.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2006, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2006.

Commission Expires:_____

_____
Notary Public