Davidson County DEEDWARR
Recvd: 03/28/06 10:00 1 pgs
Fees:13.00 Taxes:314.50

20060328-0035064

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th day of March, 2006.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AT-20060045

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
630 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Marcia L. Vernon	SAME	081-15-0 225.00
1707 Cockrill Street		
Nashville, TN 37208		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Marian Western, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Marcia L. Vernon, a single woman, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Land in Davidson County, Tennessee, being the easterly 34.5 feet of the westerly 63 feet of the northerly 75 feet of Lot No. 382 on the map of McGavock, Wetmore and Others' 2nd Addition to Nashville, called the "Town of McGavock" as of record in Book 21, page 41, Register's Office for said County.

Beginning at a point in the Southerly margin of Cockrill Street 141.5 westerly from the West margin of 17th Avenue North running thence with the Southerly margin of Cockrill Street N. 52 degrees E. 34.5 feet to a point; thence S. 38 degrees E. 75 feet to a point in the Northerly margin of an alley, thence with the Northerly margin of said alley S. 52 degrees W. 34.5 feet to a point, said point being 28.5 feet easterly from a 16 foot alley, running thence N. 38 degrees W. 75 feet to the point of beginning. All in accordance with survey and plat by Norris H. Hickerson, August 20, 1949.

Being the same property conveyed to Marian Western, unmarried from Mary Louise Fowler and husband, George Fowler by Warranty Deed dated October 20, 2005 and recorded October 26, 2005 in Instrument # 20051026-0129543, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1707 Cockrill Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do 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 that 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 GRANTEE, 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/our hand(s) this 27th day of March, 2006

Marian Western

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Marian Western , the bargainor(s), 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 Williamson, Tennessee, this 27th day of March, 2006.

Notary Public

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 6-26-07