26-1-146

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 04/17/06 09:58 2 pgs
Fees:13.00 Taxes:592.00

20060417-0043065

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of March, 2006 by and between Nathan Magee and Donna Corlew, hereinafter referred to as GRANTOR, and Bettina Thomas, unmarried hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 247, in McGavock, Wetmore and Others' First Addition to Nashville, called the "Town of McGavock", a plan of which is of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 247 fronts 50' on the easterly side of Tenth Avenue North, formerly Polk Street, and runs back between parallel lines 150' to an alley.

Being the same property conveyed to Nathan Magee and Donna Corlew, both unmarried by Warranty Deed from Michael Ganaway, dated March 14, 2005, of record in Instrument No. 20050318-0029905, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Michael Ganaway by Quitclaim Deed from Claude Humphrey and wife, Sandra Humphrey, dated February 19, 2005, of record in Instrument No. 20050318-0029904, Register's Office for Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as: 1506 10th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Nathan Magee

Donna Corlew

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Nathan Magee and Donna Corlew, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 31st day of March, 2006.

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Bettina Thomas
1506 10th Avenue North, Nashville, TN 37208

Send Tax Statements to:

Franklin American Mortgage Company
501 Corporate Centre Drive, Ste 400
Franklin, TN 37067

Map and Parcel--081.12-O-305.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $160,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 31st day of March, 2006.

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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