Davidson County DEEDWARR
Recvd: 05/10/06 13:52 2 pgs
Fees:13.00 Taxes:203.50
20060510-0054967

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 Johnny Cash Parkway, Ste 3
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Audrey Camille Talley 2500 Alameda Street Nashville, Tennessee 37208	same	09202038800

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Marguerite Ada Johnson Talley, widow, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Audrey Camille Talley, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit:

Being lots no. 74 and 73 of Block No. 2 on the Plan of the subdivision of the Hefferman Place, as of record in book 161 Page 138, Register's Office for said County.

Said lot Nos. 73 and 74 front together 100 feet on the northerly side of Almeda Street and extend back between parallel lines with the westerly margin of 25th Avenue North 140 feet to an alley.

Being the same property conveyed to Lucious Fredrick Talley and wife, Margaret A Talley, as tenants by the entirety, from C.D. Gordon and wife, Nettie L Gordon by deed dated 06/22/1946 of record in Book 1403 Page 362, said Register's Office. Lucious Fredrick Talley died on 04/16/01 leaving as his widow, Marguerite Ada Johnson Talley, who took this by right of survivorship.
Margaret A Talley is one and the same as Marguerite Ada Johnson Talley.

This is improved property known as: 2500 Alameda 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, her heirs and assigns forever; and the GRANTOR does covenant with the said GRANTEE that the GRANTOR is 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 ourself, our heirs and representatives, to warrant and forever defend the title of the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 14th day of April, 2006.

Marguerite Ada Johnson Talley
Marguerite Ada Johnson Talley

Larry L. Talley Sr. POA
BY: Larry L Talley, Sr. attorney in fact

Lynn Talley, POA
BY: Lynn Talley, attorney in fact

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry L. Talley, Sr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledges the execution of the foregoing instrument on behalf of Marguerite Ada Johnson Talley as his/her Attorney in Fact, as the free act and deed of the within named Marguerite Ada JohnsonTalley

Witness my hand and seal, this 14th day of April, 2006.

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 02/10/10

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynn Talley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledges the execution of the foregoing instrument on behalf of Marguerite Ada Johnson Talley as his/her Attorney in Fact, as the free act and deed of the within named Marguerite Ada Johnson Talley

Witness my hand and seal, this 14th day of April, 2006.

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 02/10/10

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Audrey Camille Talley
Affiant

Subscribed and sworn to before me this 14th day of April, 2006.

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 02/10/10