# WARRANTY DEED

File Number: 60092

Davidson County DEEDWARR
Recvd: 06/23/06 15:33 2 pgs
Fees:13.00 Taxes:136.90
**20060623-0075518**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00

Margaret Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MY COMMISSION EXPIRES: May 23, 2009

**THIS INSTRUMENT WAS PREPARED BY**
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Margaret Morgan | Margaret Morgan | 82-7-185.00 |
| (NAME) | (NAME) | |
| 327 Hancock Street | 327 Hancock Street | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | Nashville, TN 37207 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Ernestine Ross Foster, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret Morgan, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 45 on the Plan of East Nashville Real Estate Companys' Lots, as of record in Book 57, Page 11, Register's Office for Davidson County, Tennessee. Said Lot No. 45 fronts 50 feet o the northerly side of Hancock Street, and runs back between parallel lines, 176 feet to an alley.

Being the same property conveyed to Ernestine Ross Foster by deed from James B. Felts and wife, Geraldine H. Felts, dated April 13, 1966, of record in Book 4006, Page 185, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☒ property, known as 327 Hancock Street, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 21st day of June, 2006.

Ernestine Ross Foster

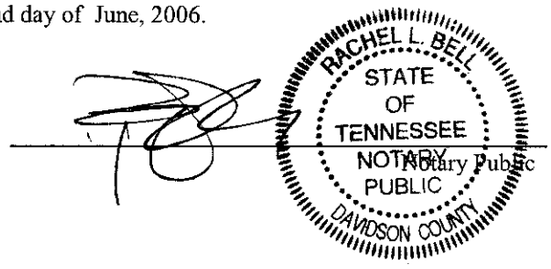
STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernestine Ross Foster, 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 Nashville, Tennessee this 22nd day of June, 2006.

Commission expires:

MY COMMISSION EXPIRES:
May 23, 2009




Notary Public