Davidson County DEEDWARR
Recvd: 06/28/06 09:50 2 pgs
Fees:13.00 Taxes:165.09

20060628-0077131

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #06-

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned ,Mark A Marshall, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Fawn T. Fenton , hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 9 on the Map of T. J. Ward's Resubdivision of certain Lots in Williams and Hayes Company Belleview Plat of record in Book 974, Page 48, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark A. Marshall by deed from William L. Davis, of record in Book 9283, Page 733, Register's Office, Davidson County, TN.

The subject property has not been the residence of the Grantor, his spouse, or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1505 Montgomery Avenue, Nashville TN, 37207.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 9 day of June, 2006

Mark A. Marshall

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

State of Tennessee)
County of Davidson)

On this 9 day of June, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mark A. Marshall, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

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State of Tennessee
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $44,620.00

X Fawn T. Fenton
Affiant

Sworn and subscribed before me on this the 23 day of June, 2006..

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Fawn T. Fenton
~~1905 Montgomery Avenue~~
~~Nashville, TN 37207~~
P.O. Box 111777
Nashville, TN 37222

RESPONSIBLE FOR TAX PAYMENT:
Same

TAX MAP-PARCEL #:
71-12-288