Davidson County DEEDWARR
Recvd: 06/29/06 08:03 3 pgs
Fees:18.00 Taxes:314.50
20060629-0077612

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of June, 2006, by and between JOZELLA M. TEMPLE, UNMARRIED, hereinafter called Grantor, and BABE RUTH AYER, UNMARRIED, hereinafter called 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 considerations, the receipt of which are hereby acknowledged, JOZELLA M. TEMPLE, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto BABE RUTH AYER, UNMARRIED, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4117 EDWARDS AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees 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 in Exhibit "B".

Grantor further covenants and binds, herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantors on the day and year first above written.

SELLER:

Jozella M. Temple

JOZELLA M. TEMPLE
Signature of Seller

_____

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JOZELLA M. TEMPLE, UNMARRIED, the within named bargainor, 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, at Madison, **TENNESSEE, this** 27 **day of June, 2006.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008



Name and Address of Property Owner:

BABE RUTH AYER

4117 EDWARDS AVENUE
NASHVILLE, TN 37216

Property Address:

4117 EDWARDS AVENUE, NASHVILLE, TN 37216
Person Responsible for Taxes:

Same

Map & Parcel #: MAP 61-06, PARCEL 94

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

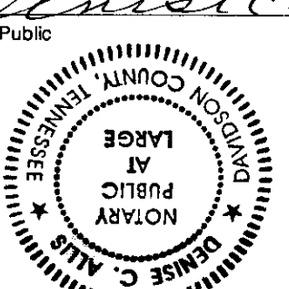
I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **85000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Babe Ruth Ayer
Affiant

Sworn to and subscribed before me, a Notary Public, this 27 day of **June, 2006.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008



RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-7855

EXHIBIT 'A'

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

Being the northerly 58 feet of the southerly 68 feet of Lot No. 135 on the Plan of Maplewood Heights Subdivision, as of record in Book 547 (erroneously shown in previous deeds as Book 546), pages 77 and 78, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 135 fronts 58 feet on the westerly side of Edwards Avenue and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to JOZELLA M. TEMPLE, UNMARRIED, by Quitclaim Deed from L. Russell Temple, of record in Instrument Number 20030211-0018531, Register's Office for DAVIDSON County,Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 61-06, PARCEL 94).
2. Restrictive Covenants of record in Book 5043, Page 514, Book 5093, Page 690, and Book 5248, Page 408, Register's Office for DAVIDSON County, Tennessee.

3. All matters as set forth on the Plan of record in Plat Book 547, Pages 77 & 78, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.