Davidson County DEEDWARR
Recvd: 06/30/06 08:38 2 pgs
Fees:13.00 Taxes:333.00

20060630-0078217

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 27th day of June, 2006.

Notary Public
My commission expires:

15-0605-150721

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Michele Ballard	First Tennessee Home Loans	82-3-135
909 N. 2nd Street	2525 West End Avenue, Suite 350	
Nashville TN 37207		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tisha Ruth Nolan and husband, Christopher H. Nolan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michele Ballard, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 11, on the Plan of The Benedict Land Co's Subdivision of The Lindsley Tract, of record in Book 332, Page 40, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gerlie Rickard and wife, Patsy Rickard by deed from V. Renee Manes, dated 12-22-95, of record in Book 9900, Page 75, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Tisha Ruth Rickard and Patsy Ruth Rickard by quitclaim deed from Gerlie V. Rickard and wife, Patsy Rickard of record in Book 11310, Page 253 on 1-25-99, Register's Office for Davidson County, Tennessee.

Furthermore being the same property conveyed to Tisha Ruth Nolan and husband, Christopher H. Nolan by quitclaim deed from Tisha Ruth Rickard, now Tisha Ruth Nolan, and Patsy Ruth Rickard, dated 2-04-02, of record in Instrument No. 20020205-0015864, Register's Office for Davidson County, Tennessee. Tisha Ruth Nolan and Christopher H. Nolan aka Tisha Ruth Nolen and Christopher H. Nolen

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 909 N. 2nd Street, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of June, 2006.

Tisha Ruth Nolan

Christopher H. Nolan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tisha Ruth Nolan and Christopher H. Nolan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 27th day of June, 2006.

State of Tennessee at Large

My Commission expires

MY COMMISSION EXPIRES:
May 3, 2010

JENIFER L. WISE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY