Davidson County DEEDWARR
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Fees:13.00 Taxes:503.20

20060724-0089014

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$136,000.00**

Affiant

Subscribed and sworn to before me, this the 21st day of July, 2006.

Notary Public

My commission expires: 11-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeremy D. Bagge	**AmSouth Mortgage, Inc.**	**119-11-081.00**
2820 Mashburn Drive	**P.O. Box 57046**	
Nashville, TN 37210	**Irvine, CA 92619-7046**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Margaret Francescon, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeremy D. Bagge, an unmarried man

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:

Land in Davidson County, Tennessee, being Lot No. 94 on the plan of Mashburn Heights of record in Plat Book 1835, Page 1, Register's Office for said County.

Said Lot No. 94 which is a corner lot, fronts 82 feet on the southerly margin of Ennis Road and fronts 84.0 feet on the southeasterly margin of Mashburn Road, said frontages being joined by a curve having a length of 36.1 feet, and extends back 187.6 feet on the southwesterly line and 182.4 feet on the easterly line to a point of intersection.

Being the same property conveyed to Margaret Francescon, a single person by deed dated 3/9/94 from Stephen P. Francescon and wife Patricia S. Francescon of record in Book 9275, Page 859, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **2820 Mashburn Drive, Nashville, TN 37210**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 21st day of July, 2006.

Margaret Francescon

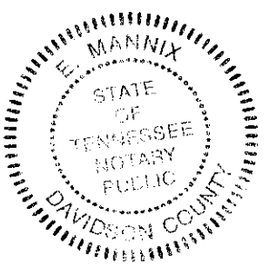
Margaret Francescon

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Margaret Francescon**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **21st** day of **July, 2006.**

E. Mannix
Notary Public



My Commission Expires: 11-25-06