Davidson County DEEDWARR
Recvd: 07/25/06 13:15 2 pgs
Fees:13.00 Taxes:503.05
20060725-0089493

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Charles DeBray and wife, Frances DeBray	SAME	Map 105-14
9581 Highway 96 West		Parcel 143
Franklin, TN 37064		

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Mary B. Polk, unmarried,** (The "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Charles DeBray and wife, Frances DeBray** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Lot 21 and the southerly 15 feet of Lot 22, IN THE SUBDIVISION OF BLOCK 19 AND 20 IN YARBROUGH'S SUBDIVISION OF WOODLAND, as shown on plat of record in Plat Book 161, page 104, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Quitclaim Deed from Dorothy Ann Talley, unmarried to Mary B. Polk, an unmarried woman as recorded on the 20th day of April, 2005 in Instrument No. 20050420-0043878; Quitclaim Deed from The Estate of Clarice S. Talley, deceased, Samuel L. Holt, Jr., Carolyn A. Boyce, Mary B. Johnson, James H. Talley, Jr., Ralph G. Talley and Leonard T. Talley to Dorothy Ann Talley as recorded on the 3rd day of July, 2000 in Instrument No. 20007030065914 and Warranty Deed from Elsie English to James H. Talley and wife, Clarice S. Talley as recorded on the 9th day of January, 1975 in Book 4880, page 388, in the Register's Office of Davidson County, Tennessee

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. County taxes for the year 2006 and thereafter for tax parcel number 105-14-143, not yet due and payable..
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of IN THE SUBDIVISION OF BLOCK 19 AND 20 IN YARBROUGH'S SUBDIVISION OF WOODLAND, as recorded in Plat Book 162, Page(s) 104.

This is improved property commonly known as 2217 Lindell Avenue, Nashville, Tennessee 37203.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $135,960.00.

Affiant

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

Notary Public

My Commission Expires:

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 21ST day of July, 2006.

MARY B. POLK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared MARY B. POLK, with whom I am personally acquainted, (or proved to me on the bass of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument as for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21ST day of July, 2006.

Notary Public

My Commission Expires:

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08