Davidson County DEEDWARR
Recvd: 09/12/06 13:33 2 pgs
Fees:13.00 Taxes:666.00

20060912-0112934

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS **$180,000.00**

Nancy Meszaros
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: August 25, 2006.

NOTARY PUBLIC

MACKENZIE COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 23, 2010
COMMISSION EXPIRES: _____

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Nancy Meszaros 218 A & B Cumberland Circle Nashville, TN 37214	FIFTH THIRD MORTGAGE COMPANY 336 Main Street Franklin, TN 37064	**96-5/5**

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FRANCES E. FOLEY*** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **NANCY MESZAROS, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:
* unmarried

Land in Davidson County, Tennessee, being a part of Lot No. 96 on the map of Bluefield, as of record in Book 843, page 34, and lot No. 1 of the re-subdivision of part of Lot 96 on the plan of Bluefield, as of record in book 2330, page 119, Register's Office for said County, and described together as follows:
Beginning at a point in the westerly margin of Cumberland Circle, said point being the common corners of lots 1 and 2 on the plan of the re-subdivision of part of Lot 96, Bluefield, as of record in book 2330, page 119; thence continuing from said margin on Cumberland Circle, southwardly 116 feet; thence northwestwardly 200 feet to a concrete monument at the southwesterly corner of said lot 1; thence northeastwardly 91.5 feet to the southwest corner of said Lot No. 2; thence eastwardly 168.1 feet to the point of beginning.

Being the same property conveyed to Frances E. Foley in Instrument 20040712-0082398 recorded 7/12/2004, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John F. Foley and wife, Edna G. Foley by Deed of record in Book 4485, Page 775 recorded 12/2/1971, Register's Office for Davidson County, Tennessee.
John F. Foley predeceased Edna G. Foley. Edna G. Foley died testate on September 16, 2003 and devising the subject property to Frances E. Foley as evidenced by an Affidavit of Inheritance of record in Instrument No. 20040712-0082398.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
218 A & B CUMBERLAND CIRCLE, NASHVILLE, TN 37214

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized 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, 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: 08/25/06

Frances E Foley
Frances E. Foley

LTSR Number:

GTE File: 2006070399

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Frances E. Foley with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged ~~he~~/she/~~they~~ executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 25th day of August, 2006.

L. MACKENZIE COHEN
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JAN. 23, 2010

Notary Public Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

On this _____day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that _____ executed that same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, _____.

_____
Notary Public Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public Commission Expires: _____