261-572

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 Maryland Way, Suite 208
BRENTWOOD, TN 37027
06TN03100

Davidson County DEEDWARR
Recvd: 10/13/06 09:28 2 pgs
Fees:13.00 Taxes:340.40

20061013-0127214

WARRANTY DEED

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 2th day of October, 2006

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 26, 2008
10-26-08

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 Maryland Way, Suite 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy Routh **1116 Mary Evelyn Ct.** **Nashville, TN 37217**	Franklin American Mtg Co. 501 Corporate Centre Dr. Ste 400 Franklin, TN 37067	150-02-0-445.00

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, WE,

Helen G. McGaugh, Heir at Law of Martha H. Moore

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

Nancy Routh, unmarried

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:

Being Lot No. 146-B of the Zone Lot Division of Lots Nos. 143 through 147, of Harbor Gate Subdivision, Section 2, of record in Plat Book 6900, page 296, amending Plat Book 6250, page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to \Martha H. Moore, unmarried\, by \Warranty Deed\ from \Brewer & Brewer, Inc.\, dated \07-31-1987\ and recorded \08-04-1987\ in Book \7316\, page \314\, \Register's Office for Davidson County, Tennessee. Also the same property conveyed to Helen G. McGaugh by Affifidavit of Heirship, dated 01-11-2005 and recorded in Instrument No. 20050120-0006956, in the Register's Office for Davidson County, Tennessee. The said Martha H. Moore, having since died on or about 10-07-2002, leaving property solely vested in Helen G. McGaugh as sole surviving tenant by the entirety.

Unimproved ( )
This is improved (X) property known as **1116 Mary Evelyn Ct., Nashville, TN 37217**
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 and assigns forever, and we do covenant with the said GRANTEES 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 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 our hands this 2th day of October, 2006.

Helen G. McGaugh Heir at Law of Martha H. Moore

Helen G. McGaugh Heir at Law of Martha H. Moore

STATE OF Mississippi
COUNTY OF Winston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen G. McGaugh, unmarried the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Louisville, ~~Tennessee~~ Mississippi, this 2th day of October, 2006.

Commission Expires:

NANCY C LUKE NOTARY PUBLIC WINSTON COUNTY, MS My Commission Expires February 13, 2007

Nancy C. Luke
Notary Public