Please return to:
Buyers Title & Escrow
5210 Maryland Way
Suite 201
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 10/30/06 08:20 2 pgs
Fees:13.00 Taxes:341.05
20061030-0133889

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Sarah Newman **109 Donald Street** **Nashville, TN 37207**	**NEW OWNER**	071-03-0-084.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $92,175.00.

Karen Runnells
Affiant

Subscribed and sworn to before me this 24th day of October, 2006.

Sherri A. Schmonsky
Notary Public
My Commission Expires: _____

SHERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20 2010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Karen Henderson, unmarried,** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Sarah Newman,** unmarried (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of C. L. Morris Subdivision, of record in Book 1835, Page 116, Register Office for Said County. Said Lot No. 5 fronts 72 feet on the northeasterly margin of Donald Street and extends back 178.5 feet on the northeasterly line and 180 feet on the southwesterly line to a dead line in the rear measuring 72 feet thereon.

Being the same property conveyed to Karen A. Freels, unmarried, by Warranty Deed, from Billy Ray Night and wife, Dorothy A. Night, of record in Book 11112, Page 111, Register's Office for Davidson County, Tennessee, dated September 14, 1998.

Being the same property conveyed to Karen A. Freels, unmarried, by Warranty Deed, from Billy Ray Night and wife, Dorothy A. Night, of record in Book 11112, Page 111, Register's Office for Davidson County, Tennessee, dated September 14, 1998.

NOTE: Karen Henderson is one and the same as Karen A. Freels

This conveyance is made subject to property taxes for the year 2006 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: Taxes for the year 2006 and following, a lien not yet due and payable. All matters as set forth per Plat of record in Book 1835 , Page 116 , Register's Office for Davidson County, Tennessee. Restrictive covenants recorded in Book 2043, Page 579, Davidson County Register's Office. Easement for Sanitary Sewer and/or Storm Drainage, of record in Book 3984, Page 659, Davidson County Register's Office.
Easement for Water Mains, of record in book 4897, Page 81, Davidson County Register's Office.

THIS IS **improved** PROPERTY KNOWN AS 109 Donald Street, Nashville, TN 37207

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE,**

its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 24th day of October, 2006

X Karen Henderson

Karen Henderson

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Karen Henderson and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 9/20/10

(SEAL)

SHERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20 2010