WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/10/07 09:14 2 pgs
Fees:13.00 Taxes:266.03

20070110-0004041

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$71,900.00.**

12-27-2006
Affiant

Subscribed and sworn to before me this 27th day of December, 2006

Notary Public
My Commission expires: 8-5-07
(Affix Seal)

NOTARY PUBLIC AT LARGE
GRUNDY K. WAITE
GRUNDY COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Laura Calhoun	First Magnus Financial	082-142-0
113 North 9th Street	8 Cadillac Drive	
Nashville, TN 37206	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sancha Dismukes**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Laura Calhoun and Patricia Primavera,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 95 on the plan of Neill S. Brown's addition to East Nashville, of record in Book 57, page 50, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 95 fronts 50 feet on the easterly side of North 9th Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Sancha Dismukes, by deed from Mary Woods Patterson, Emma Woods Ewing, Annie Elizabeth Woods and James Henry Woods, on May 23, 2002, of record in Instrument Number 20020611-0071085, Register's Office for Davidson County, Tennessee. Cynthia Dismukes joins in this conveyance to convey any and all interest that she may have in said property, particularly any marital interest.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 082-12-0-132.00.
- Subject to all matters as shown on the Plan of record in Book 57, page 50, Register's Office Davidson County, Tennessee.

This is improved property known as: **113 North 9th Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 27, 2006.

Sancha Dismukes

Cynthia Dismukes

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sancha Dismukes and Cynthia Dismukes,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 27, 2006

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY