Davidson County DEEDWARR
Recvd: 01/11/07 13:31 2 pgs
Fees:13.00 Taxes:1017.50
20070111-0004704

RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

LIBBY L. BRAGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 20, 2010

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS October 30, 2006.

NOTARY PUBLIC

My commission expires: 3-20-10

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, 8115 Isabella Lane Suite 5, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Fuson 144 46th Ave North Nashville, TN 37209	New Owner	103-04-0-110.00

FOR AND IN CONSIDERATION of the sum of **Two Hundred Seventy Five Thousand dollars and zero cents ($275,000.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **Lacey E. Argo, n/k/a Lacey E. Fuson, joined by her husband, Joseph Fuson,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto **Thomas Fuson and wife, Gayle Fuson as Joint Tenants,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in **Davidson County, TN**, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the north half of Lots Nos. 11 and 12 on Block 3 on the Plan of Sylvan Park Subdivision, of record in Book 332, pag 104, said Register's Office.

Beginning at a point in the East margin of 46th Avenue, North, said begining point being 80 feet north of the northeast corner of 46th Avenue, North and Utah Avenue; thence, running at right angles easterly, along the north line of th property heretofore conveyed to Marie Ridge, 110 feet to a point in the east line of Lot 11; thence, at right angles north along the line dividing Lots 10 and 11, 80 feet to the south margin of an alley; thence at right angles west along the south margin of said alley 110 feet to the east margin of 46th Avenue, North; thence, at right angles south along the east margin of 46th Avenue, North 80 feet to the point of beginning.

Being the property commonly known 144 46th Ave North, Nashville, TN 37209

Parcel # 103-04-0-110.00

Being the same property conveyed to Lacey E. Argo, unmarried, by Deed from Karen B. Hayes Pillans, married, dated 5-31-02, of record in Instrument No. 20020613-0072311, in the Register's Office for Davidson County, Tennessee.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this October 30th, 2006.

Lacey E. Fuson

Joseph Fuson

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, a Notary Public, **Lacey Fuson and Joseph Fuson**, being by me and duly sworn (or affirmed), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this October 30th, 2006.

LIBBY L. BRAGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 20, 2010

Notary Public

Libby L. Brager
Printed Name

My commission expires: 3-20-10

Prepared By:

Stacey Harding
Heritage Title Services, LLC
~~8115 Isabella~~ Lane, Ste. 5
Brentwood, TN 37027

After Recording Return to:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027