Davidson County DEEDWARR
Recvd: 01/24/07 10:29 2 pgs
Fees:13.00 Taxes:333.00

20070124-0009725

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$90,000.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of January, 2007.

Notary Public

My commission expires: 11-22-10

(AFFIX SEAL)

E. MANNIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gregory S. Perrone, Trustee	**New Owner**	**118-13-260**
109 Westpark Dr #330		
Brentwood TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

James C. Folger, married

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

Gregory S. Perrone, Trustee, with full power to transfer, convey, lease, mortgage or otherwise encumber without the joinder of any beneficiary,

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:

Land in Davidson County, TN, being Lot No. 3 on the Folger Final Plat of record in Book 6200, Page 650, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to James Carlisle Folger by Quitclaim Deed from John K. Folger and Mary H. Folger, Co-Trustees under a trust for the benefit of James Carlisle Folger of record in Book 9218, Page 342, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record if any.

Jessica G. Folger joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as spouse of James C. Folger.

This is improved (__X__) Unimproved (____) property, known as **Lot 3 Folger Development, Nashville, TN**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 my/our hand(s) this 12th day of January, 2007.

James C. Folger

Jessica G. Folger

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **James C. Folger and wife, Jessica G. Folger**, the bargainor(s) 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, at office, this **12th** day of **January, 2007.**

E Mannix
Notary Public

My Commission Expires: 11-22-10

