Davidson County DEEDWARR
Recvd: 08/07/07 13:01 1 pgs
Fees:13.00 Taxes:388.50

20070807-0094261

WARRANTY DEED

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AT-2007032

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Angie McClarke
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st day of August, 2007.

April G Nichols
Notary Public

(Affix Seal)

My Commission Expires: 6-12-11

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Nona Ensley	United Wholesale Mortgage	119-01-0 396.00
2303 Foster Avenue	555 South Adams Road	
Nashville, TN 37210	Birmingham, MI 48009	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mary Massey and Susan Pedersen, both married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Nona Ensley, a married woman**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 74 of Block 21 on the Map of Overhill city and W. H. Fox Subdivision of Blocks No. 14, 15, 16, 20, 21, 29, and 30, Cumberland Nurseries Subdivision, as of record in Book 332, page 21, Register's Office for said County.

Said Lot No. 74 fronts 50 feet on the west side of Foster Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mary Massey and Susan Pedersen, both married by Warranty Deed from Margarette E. Norton, unmarried dated February 5, 2007 recorded February 7, 2007 in Instrument # 20070207-0015918, Register's Office for Davidson County, Tennessee. Further conveyed to Margarette E. Norton, unmarried by Deed from Hillis Earl Barber and wife, Florence Lorraine Barber dated December 12, 1991 and recorded December 16, 1991 in Book 8508, page 820, said Register's Office.

( ) unimproved
This is (X) improved property know as 2303 Foster Avenue, Nashville, TN 37210.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 1st day of August, 2007

Mary Massey
Mary Massey

Ben Massey
Ben Massey

Susan Pedersen
Susan Pedersen

Dennis Pedersen
Dennis Pedersen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Mary Massey and Ben Massey and Susan Pedersen and Dennis Pedersen, 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 and official seal at Williamson, Tennessee, this 1st day of August, 2007.

April G Nichols
Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY