Davidson County DEEDWARR
Recvd: 09/28/07 14:28 2 pgs
Fees:13.00 Taxes:462.50
20070928-0115892

Warranty Deed

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $125,000.00. Affiant Subscribed and sworn to before me, this the 27th day of September, 2007. Notary Public My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Roger M. Folsom Rebecca L. C. Folsom	First National Bank of Colorado	Map: 083020
309 Manchester Avenue	750 N. Lincoln Ave., Suite 220	Parcel: 30300
Nashville, TN 37206	Loveland, CO 80537	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DONNA R. SIGLER, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROGER M. FOLSOM AND REBECCA L. C. FOLSOM, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, Tennessee, being the north 50 feet of Lot No. 6 on the Plan of Thompson's Bond Subdivision of the North Part of Lot No. 6 on the Plan of Brownsville of record in Plat Book 547, Page 39, and also being called Lot No. 4 on the unrecorded Map of J.W. Butt's Re-Subdivision made by Pete Meyer, Surveyor, March 1946, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot fronts 50 feet on the westerly side of Manchester Avenue and runs back 274.3 feet on the north line and 269.4 feet on the south line to an alley on which it measures 50 feet.

Being the same property conveyed to Donna R. Sigler by deed from Deborah A. Long, dated 3/7/1988, of record in Book 7487, Page 380, as corrected and re-recorded in Book 7493, Page 387, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 309 Manchester Avenue, Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are 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 I/we do further

covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of September, 2007.

Donna R. Sigler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Donna R. Sigler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of September, 2007.

Notary Public

My Commission Expires: November 22, 2010

