Return to: File Box 9-B
First Title and Escrow Co.
ftec file #28968

BILL GARRETT, Davidson County
Trans: T20090059626 DEEDWARR
Recvd: 08/31/09 15:16 2 pgs
Fees: 13.00 Taxes: 599.96
20090831-0081720

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Effie Priscilla Roberts
2214 White Ave.
Nashville, TN 37204

SEND TAX BILL TO:
Pinnacle National Bank
211 Commerce St., Ste. 300
Nashville, TN 37201

MAP 105-140
GROUP
PARCEL 135.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Marilyn Fisher Daniels Watson Dracos, a married woman,** has this day bargained and sold, and does hereby transfer and convey unto **Effie Priscilla Roberts, a single woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 of Block 19 on the Map of Yarbrough's Subdivision of certain lots in the Woodland Plan of record in Book 161, pages 87 and 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mark Edward Watson and wife Marilyn Fisher Daniels Watson by deed from Mary Brooks and Sammie Lee Lavender, Co-Administrators, d.b.n., c.t.a for the estates of Cleave Lavender and Pearlie Majors Lavender of record in Book 5748, page 266, Register' s Office for Davidson County, Tennessee, dated May 21, 1981. The said parties having since divorced. And being the same property conveyed to Marilyn Fisher Daniels Watson by Quitclaim Deed from Mark Edward Watson of record in Book 9980, page 261, Register's Office of Davidson County, Tennessee, dated February 16, 1996. Marilyn Fisher Daniels Watson Dracos since married 06/20/2000.

This property is not the principal residence of Grantors; therefore their spouses do not have to join in conveyance.

This is improved property known as **2214 White Ave. Nashville, TN 37204.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2009 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record

in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 161, page 87 and 104, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 27th day of August, 2009

Marilyn Fisher Daniels Watson Dracos

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Marilyn Fisher Daniels Watson Dracos,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 27th day of August, 2009.

GREGG W. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 12, 2010

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $162,150.00.

AFFIANT

Subscribed and sworn to before me this the 27th day of August, 2009.

NOTARY PUBLIC

My Commission Expires: _____

CHRISTINA M. READ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010