This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW09734

BILL GARRETT, Davidson County
Trans:T20090063556 DEEDWARR
Recvd: 09/17/09 09:22 2 pgs
Fees:13.00 Taxes:555.00
20090917-0086616

Send Tax Bills To:
New Owner

New Owner is:
Mary Garges
1816 Eastside Avenue
Nashville, TN 37206

Map & Parcel: 094-02-0-120.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Morris A. Williams a single person**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Mary Garges, a single person**, hereinafter referred to as Grantee, her heirs and assigns, certain tract or parcel of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of the United Electric Railway's Addition to East Nashville, as of record in Book 161, page 8, Register's Office for said County.

Said Lot No. 142 fronts 50 feet on the southerly side of East Side Avenue, formerly Ashworth Avenue and runs back between parallel lines, with the westerly margin of 19th Street, 150 feet to an alley.

Being the same property conveyed to Morris A. Williams, a single person, by Warranty Deed from James E. Doughty and wife, Laura S. Stewart Doughty, dated 9-17-99 and recorded 9-22-99 in Book 11671, page 839, in the Register's Office of Davidson County, Tennessee.

Property Address: **1816 Eastside Avenue, Nashville, TN 37206**

MJN
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind himself and his heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 11th day of September, 2009.

GRANTOR:

MORRIS A. WILLIAMS

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Morris A. Williams,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 11th day of September, 2009.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 12/23/12

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$150,000.00.**.

AFFIANT

SWORN TO and subscribed before me this 11th day of September, 2009.

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My commission expires: 9/19/11