BILL GARRETT, Davidson County
Trans:T20100063976 DEEDWARR
Recvd: 10/08/10 10:23 2 pgs
Fees:13.00 Taxes:407.00
20101008-0080887

This instrument prepared by: Fearnley & Califf, PLLC - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 5th day of October, 2010, by and between Rufus O Evans and Nannie B Evans, husband and wife, party of the first part, and Chemelle Evans, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 147 on the Map of Wills Sharpe and Crutcher's Addition of record in Book 57, Page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 147 fronts 53 feet on the east side of North Sixth Street and extends back between lines 165 feet, more or less, to an alley in the rear on which said lot measures 48.7 feet.

Being all or part of the same property conveyed to Rufus O. Evans and Nannie B. Evans, by virtue of that certain Warranty Deed dated April 2, 1986, at Book 6821, Page 255 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Rufus O. Evans
Rufus O Evans

Nannie B. Evans
Nannie B Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Rufus O Evans and Nannie B Evans, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of October, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Chemelle Evans 2171 Peachtree Road NE Atlanta, GA 30309
Tax Parcel No	08204012600
Property Address:	1019 North 6th Street Nashville, TN 37207
MAIL TAX BILLS TO:	First Comminity Mortgage, Inc 275 Robert Rose Drive **Murfreesboro, TN 37129**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever-is-greater-is $110,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 5th day of October, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY