BILL GARRETT, Davidson County
Trans:T20110023704 DEEDWARR
Recvd: 04/21/11 14:32 2 pgs
Fees:13.00 Taxes:277.50
20110421-0030946

Warranty Deed

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $75,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 20th day of April, 2011. J Brandon Miller Notary Public My commission expires: 9-9-2014

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:
FMBC Investments, LLC	New Owner(s)	Map: 105-03
3716 West End Avenue		Parcel: 101.00
Nashville, TN 37205		

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, **ALBERT R. MORRISON* AND WIFE DOROTHY L. MORRISON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FMBC INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 on the easterly margin of 2nd Avenue South, formerly Market Street, 174 feet, more or less, northerly from the northerly margin of Mallory Street; running thence northerly with easterly margin of 2nd Avenue South, 24 feet, 8 inches, more or less, to the westerly margin of an alley; thence southerly with the westerly margin of said alley 24 feet 8 inches, more or less; thence westerly and parallel with Mallory Street, 190 feet, more or less, to the beginning.

Being the same property conveyed to Albert R. Morrison and wife Dorothy L. Morrison by deed from Affordable Dwellings, LLC of record in Book 11421, page 278, Register's Office for Davidson County, Tennessee, dated March 31, 1999.

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 1066 2nd Ave S, 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(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 is 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.

* Aka Albert B. Morrison

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of April, 2011.

Albert R. Morrison aka Albert B. Morrison

Dorothy L. Morrison

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 Albert R. Morrison and Dorothy L. Morrison, 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 20th day of April, 2011.

Notary Public

My Commission Expires:

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013