Warranty Deed

BILL GARRETT, Davidson County
Trans:T20110048283 DEEDWARR
Recvd: 08/08/11 10:37 2 pgs
Fees:13.00 Taxes:397.75
20110808-0060743

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $107,500.00.

Affiant

Subscribed and sworn to before me, this the 28th day of July, 2011.

Notary Public

My commission expires: 01/07/2013

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:
Donna Browning	Peoples Home Equity, Inc.	Map: 083-02-0
309 Manchester Ave.	213 Ward Circle, Suite 201	Parcel: 303.00
Nashville, TN 37206	Brentwood, TN 37027	

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, **ROGER M. FOLSOM AND REBECCA L. C. FOLSOM, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONNA BROWNING, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HER 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 Roger M. Folsom and Rebecca L.C. Folsom, husband and wife by deed from Donna R. Sigler, an unmarried woman of record in Instrument Number 20070928-0115892, in the Register's Office for Davidson County, Tennessee, dated September 27, 2007.

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 Ave., 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), her 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), her 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 28th day of July, 2011.

Roger M Folsom By Sally Barris as attorney in Fact

Roger M. Folsom by Sally Barris,
his attorney in fact

Rebecca L. C. Folsom by Sally Barris as attorney in Fact

Rebecca L. C. Folsom by Sally Barris,
her attorney in fact

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 Sally Barris, attorney in fact for Roger M. Folsom and Rebecca L. C. Folsom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of July, 2011.

Steven T. Morris

Notary Public

