State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Subscribed and sworn to before me, this 14th day of November, 2005.

My Commission Expires: 12-27-07

Affiant

File No: N14415

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 11/16/05 14:24 2 pgs
Fees:13.00 Taxes:703.00
20051116-0138646

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Johnny S. Wedderburn Lois D. Wedderburn		NAME: Johnny S. Wedderburn Lois D. Wedderburn	
STREET ADDRESS: 304 Higgins Street		STREET ADDRESS: 304 Higgins Street	
CITY: Nashville	STATE: Tennessee	CITY: Nashville	STATE: Tennessee
ZIP CODE: 37211		ZIP CODE: 37211	
MAP & PARCEL NO.: 147-07-0-207.00			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robbie Mae Davis nka Robbie Mae Gunn, unmarried**

Hereinafter called Grantor has, bargained and sold, and by these presents do hereby transfer and convey unto **Johnny S. Wedderburn and wife Lois D. Wedderburn**

Hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

All that certain lot or parcel of land situated in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly described as follows:

1st Tract: Bound on the East by Elison running 50 feet North to Prichetts corn 100 feet West to Clark cor. 50 feet to Clark's cor. south 100 feet to Elison cor. situated in the 5th Civil District of Davidson County, Tenn.

2nd Tract: Bounded on the North by the lands of Robert Davis, on the south by the lands of Fount Maxwell, Jr., on the East by Steve Ellison and on West by Flem Higgins.

LESS AND EXCEPT those parts conveyed in Book 8659, Page 640 and Instrument Number 200503300034293, recorded in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to George M. Davis and wife, Robbie Mae Davis by Warranty Deed from Ada Davis, dated 04/23/59, recorded 04/23/59, in Book 2902, Page 275, Davidson County, Tennessee.

The said George M. Davis now being deceased.

This is improved property known as 304 Higgins Street, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

Unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 14th day of November, 2005.

Robbie Mae Davis nka Robbie Mae Gunn

State of Tennessee
County of Davidson } ss

On this the 14th day of November, 2005, before me, the undersigned Notary Public, personally appeared **Robbie Mae Davis nka Robbie Mae Gunn, unmarried**, known to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires 1-27-07

NICOLE ... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires

WARRANTY DEED