THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 2006 Notary Public MY COMMISSION EXPIRES: 2-14-09 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	

DEBBIE A. SERBIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aileen Rose Tate	Aileen Rose Tate	MAP 83-1
1306 Greenwood Avenue	1306 Greenwood Avenue	PARCEL 314
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Paul E. Biggers, III and Ray C. Nathurst**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aileen Rose Tate**

HEREINAFTER CALLED THE GRANTEES, 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, more particularly described as follows: Being designated as parcel 314, 1306 Greenwood Avenue, on a survey plat entitled "Two Lot Subdivision of Prcels 213 & 315 of Map 83.01, 1306 and 1308 Greenwood Avenue, Greenway Subdivision", filed for record as instrument no. 20060215-0018291, in the Registers office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed unto Ray C. Nathurst and Paul E. Biggers, III by deed from pauline Forkum, unmarried, dated May 28, 2004, and of record as Instrument No. 20040528-0063309; and being a part of the same property conveyed unto Ray C. Nathurst and Paul E. Biggers, III, by deed from Pauline Forkum, dated May 28, 2004, and of record as Instrument No. 20040528-0063308, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1306 Greenwood Avenue, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this the 24th day of February, 2006.

Davidson County DEEDWARR
Recvd: 03/07/06 09:51 2 pgs
Fees:13.00 Taxes:1036.00
20060307-0026079

Ray C. Nathurst

Paul E. Biggers, III by Ray C. Nathurst, Attorney-in-Fact
by Ray Nathurst Attorney-in-Fact

Kaye L. Biggers, BY: Ray C. Nathurst
Attorney in Fact
by Ray Nathurst Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ray C. Nathurst** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of February, 2006.

My Commission expires May 24 2006

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ray C. Nathurst** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Paul E. **Biggers**, III as his Attorney in Fact, as the free act and deed of the within named Paul E. Biggers, III.

Witness my hand and official seal this the 24th day of February, 2006.

My Commission expires May 24 2006

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,the within named Ray C. Nathurst with whom I am personally acquainted (or proved tome on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Kaye L. Biggers as her Attorney in Fact, as the free act and deed of the within named Kaye L. Biggers.

Witness my hand and official seal this 24th day of February, 2006.

My Commission expires: May 24 2008.

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.