Davidson County DEEDWARR
Recvd: 03/07/06 15:24 2 pgs
Fees:13.00 Taxes:1798.20
20060307-0026534

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

State Of Tennessee
County Of Williamson

The actual consideration or value, whichever is greater, for this transfer is $486,000.00

Affiant

Subscribed and sworn to before me this 16th day of February, 2006.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to: K.H	Tax-Information
Kenneth Buell 1516 Elmwood Avenue Nashville TN 37212	Same as New owner	104-16-0-379

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Noble Properties, Inc.**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Kenneth Buell**, hereinafter called the Grantees, their successors 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 westerly 57 feet front and 148.9 feet rear of Lot No. 73, on the Plan of Belmont Land Company's Plan of Lots of record in Book 421, Page 34, Register's Office for said County, and described as follows:

Beginning at the southwest corner of said lot at the intersection of Elmwood Avenue and an alley; thence easterly along the northerly margin of Elmwood Avenue 57 feet to a point 10 feet west of the common corner of Lots Nos. 72 and 73; thence northerly parallel with the line between said two lots 188 feet to the southerly margin of an alley; thence westerly with the southerly margin of said alley, 148.9 feet to the northwest corner of Lot No. 73 at the intersection of another alley; thence southeasterly, along the easterly line of the last mentioned alley, 211.8 feet to the point of beginning.

Being the same property conveyed to Noble Properties, Inc. by quitclaim deed from Victory Investment Properties, LLC, dated December 9, 2005, of record in Instrument No. 20051213-0149351, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1516 Elmwood Avenue, Nashville, TN 37212

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 16th day of February, 2006.

Noble Properties, Inc.

By: _____
Lane Wallace
its President

State of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lane Wallace, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Noble Properties, Inc., the within named bargainor, and that he is authorized by Noble Properties, Inc. to execute this instrument on its behalf as such President.

Witness my hand in Nashville, TN, this 16th day of February, 2006.

_____
Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09