03

Realty Title 48-A

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

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $169,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of April, 2006.

Notary Public
My commission expires: 02/22/09

03-0603-33516

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kimberly D. Pounders 1112 Lock 4 Rd Gallatin, TN 37066	New Owner	83-09-0-162

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, 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 Kimberly D. Pounders, hereinafter called the Grantee, her 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 Part of lots 3, 4 and 5, on the Plan of E.S. Priest Subdivision of part of East Edgefield Addition, of record in Book 161, Page 43, Register's Office for Davidson County, Tennessee.

Beginning on the southerly margin of Woodland St., formerly Lindsley Ave., at a point 3 feet west of the northeast corner of Lot No. 4 of said Subdivision, and running thence westwardly, with the southerly margin of said Woodland St., 50 feet to a point 2 1/2 feet west of the northwest corner of said Lot No. 4; thence in a straight line, southwardly 200-1/6 feet, more or less, to the northerly margin of an alley at a point 4 feet east of the southwest corner of the said Lot No. 4; thence with the northerly margin of said alley, eastwardly 50 feet to a point 4 feet east of the southeast corner of said Lot No. 4; thence in a straight line, northwardly 206 feet 11 inches, more or less to the beginning.

Being the same property conveyed to Noble Properties, Inc. by deed from Ben P. Shields, Jr., General Partner of Shields Rentals, L.P., and Ben P. Shields, Jr., Trustee of the Ben P. Shields, Jr. Revocable Living Trust Agreement dated July 8, 1993, dated March 7, 2006, of record in Instrument No. 20060313-0028892, 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 1306 Woodland Street, 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, her heirs, successors and assigns, forever. Grantor covenants with Grantee 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 ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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.

Davidson County DEEDWARR
Recvd: 04/17/06 15:49 2 pgs
Fees:13.00 Taxes:625.30
20060417-0043605

WITNESS my hand this 3rd day of April, 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, the within named Lane Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is President of Noble Properties, Inc. and that he is authorized by Noble Properties, Inc. to execute this instrument on its behalf by himself as such President.

Witness my hand in Nashville, TN, this 3rd day of April, 2006.

_____

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

