PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 05/03/06 15:44 3 pgs
Fees:18.00 Taxes:185.00
20060503-0051524

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of April, 2006, by and between ROBERT NOWLIN and EUNICE NOWLIN, HUSBAND AND WIFE, and COREY BOONE*, MARRIED, hereinafter called Grantors, and TROY WEAVER and SHELIA T. WEAVER, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, ROBERT NOWLIN and EUNICE NOWLIN, HUSBAND AND WIFE, and COREY BOONE*, MARRIED, as Grantors, do hereby bargain, sell, transfer and convey unto TROY WEAVER and SHELIA T. WEAVER, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1116 EAST DELMAS AVENUE, NASHVILLE, TENNESSEE 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on the day and year first above written.

ROBERT NOWLIN
Signature of Seller

EUNICE NOWLIN
Signature of Seller

COREY BOONE
Signature of Seller

* Corey Boone , one of the Grantors herein, certifies this is not marital property and his spouse has no interest whatsoever in and to said property.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **ROBERT NOWLIN AND EUNICE NOWLIN, HUSBAND AND WIFE**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 27th day of April, 2006.

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **COREY BOONE**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 27th day of April, 2006.

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:
TROY WEAVER AND WIFE,
SHELIA T. WEAVER
333 Gallatin Rd S., Ste 3
Madison, Tn 37115

Person Responsible for Taxes:
SAME AS NEW OWNER

Property Address: 1116 EAST DELMAS AVENUE, NASHVILLE, TN 37216

Map & Parcel #: MAP 072-10-0, PARCEL 193.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $50,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, a Notary Public, this 27TH day of April, 2006.

NOTARY PUBLIC

My commission expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:
Commonwealth Title Agency
333 Gallatin Rd. South, Ste. 1
Madison, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being described as follows, to wit: being Lot No. 32 on the Map of Eastmoor Place, a subdivision by B.R. Kennedy of parts of Lots Nos 3 and 4 and all of Lot No. 5 in the division of the Mrs. Lucinda Litton's Lands, of record in Book 547, pages 177 and 178, Register's Office for Davidson County, Tennessee.

SAID Lot No. 32 fronts 56 feet on the southerly side of East Delmas Avenue and runs back between parallel lines 234.3 feet to a dead line.

Being the same property conveyed to ROBERT NOWLIN and EUNICE NOWLIN, HUSBAND AND WIFE, by Warranty Deed from Donald D. Felts and wife, Nancy L. Felts, of record in Book 5647, Page 724, Register's Office for DAVIDSON County, Tennessee. Robert Nowlin and wife, Eunice L. Nowlin having subsequently conveyed all of their right, title and interest in and to said property, through a trustee, to Robert Nowlin and wife, Eunice L. Nowlin and Corey L. Boone, by Quitclaim Deed of record in Instrument Number 20010831-0094567, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 072-10-0, PARCEL 193.00).

2. All matters as set forth on the Plan of Eastmoor Place of record in Plat Book 547, page 177 & 178, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.