This instrument prepared by:
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FILE NO: 2006043

Davidson County DEEDWARR
Recvd: 05/26/06 15:40 2 pgs
Fees:13.00 Taxes:5161.50

20060526-0062560

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) William C. Weaver IV	(NAME) SAME AS New OWNER	Map & Parcel 117-5-65
(STREET ADDRESS) 3607 Hampton Avenue	(STREET ADDRESS)	
(CITY) Nashville (STATE) Tennessee (ZIP) 37215	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **LAURA GOODALL NIEWOLD,** has this day bargained and sold, and does hereby transfer and convey unto the said **WILLIAM C. WEAVER IV & wife, KRISTEN R. WEAVER,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the west 25 feet of Lot No. 14 and the east 75 feet of Lot No. 15 on the Plan of Henry Sperry's Subdivision, of record in Plat Book 974, page 21, Register's Office, Davidson County, Tennessee. Said lots adjoin and front together 100 feet on the south side of Hampton Avenue and extend back between parallel lines, 315 feet to a dead line.

Being the same property conveyed to Laura Goodall Niewold by deeds of record in Book 10934, page 960, and in Instrument #20010611-0061212, Register's Office, Davidson County, Tennessee.

Charles R. Niewold, spouse, of the above named Laura Goodall Niewold joins in this Deed for the purpose of conveying his interest, if any in and to the above-described property, including homestead and any marital rights.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $1,395,000.00.

Subscribed and sworn to before me this the 25th day of May, 2006.

Affiant

My commission expires: July 26, 2009

Notary Public

KAY B. HOUSCH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires July 26, 2009

This is improved property known as 3607 Hampton Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 25th day of May, 2006.

Laura Goodall Niewold

Charles R. Niewold

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAURA GOODALL NIEWOLD and husband, CHARLES R. NIEWOLD**, the within named bargainor, 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 and official seal at Nashville, Tennessee, this 25th day of May, 2006.

KAY B. HOUSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Notary Public
My Commission Expires:

ENCUMBRANCES:

1. 2006 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3943, page 920, Register's Office, Davidson County, Tennessee.
3. Subject to Restrictive Covenant for Detached Structure of record in Instrument #20011031-0118710, Register's Office, Davidson County, Tennessee.