FILE NO. SP44796
FILE BOX "7" RETURN TO: SATURN AND MAZER

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #06-1328

Davidson County DEEDWARR
Recvd: 08/08/06 16:04 2 pgs
Fees:13.00 Taxes:1443.00
20060808-0097577

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Betty J. Claxton, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Frank E. Harrell, Jr.** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 25 on the plan of Sunset Park of record in Plan Book 332, page 132, Register's Office for said County.

Said Lot No. 25 fronts 51 feet on the southerly margin of Sunset Place and extends back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to Betty J. Claxton, unmarried, by deed from Estate of Anna Louise Barrett Colorigh by Sister Mary Leonard Colorigh, Executrix and Sole Devise, of record in Book 8389, page 214, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2511 Sunset Place, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 1st day of August, 2006

Betty J. Claxton

Betty J. Claxton

State of Tennessee)
County of Davidson)

On this 1st day of August, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Betty J. Claxton, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution to be his/her/their free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 390,000.00.

Affiant

Sworn and subscribed before me on this the 1st day of August, 2006.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Frank E. Harrell, Jr. 2511 Sunset Place Nashville, TN 37212	SAME	104 15 0 115.00