WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

X Marjorie Seward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2006.

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 1-27-07

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Marcus Ware	New Owner	Map 49
5463 Buena Vista Rd.		Group
Whites Creek, TN 37189		Parcel 49

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Marjorie Seward, single

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Marcus Ware and wife, Rhonda Ware
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, known as Lot No. 3 on the map of W.H. Thompson's unrecorded Subdivision at Whites Creek in said County, and described as follows:

Beginning at a point in the center of Buena Vista Pike, corner to Lot No. 2 and 250 feet South of the church property; thence South 82 1/2 degrees West 250 feet to a stake, corner to Lot No. 2 in W.H. Thompson's line; thence South 9 degrees East 100 feet to a stake corner to Lot No. 4; thence North 82 1/2 degrees East 250 feet to a point in the center of Buena Vista Pike, corner to Lot No. 4; thence with center of said Pike North 9 degrees West 100 feet to the beginning, according to a survey by J.R. Scott, County Surveyor of Robertson County, Tennessee, in 1951.

BEING the same property conveyed to Marjorie Seward by deed from JPMorgan Chase Bank, of record in Instrument 20060124-0009267, dated January 6, 2006, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees and (2) Sanitary Sewer Easement of record in Book 9596, Page 277, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5463 Buena Vista Rd., Whites Creek, TN 37189

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 25th day of August, 2006.

Marjorie Seward

Davidson County DEEDWARR
Recvd: 08/29/06 11:38 2 pgs
Fees:13.00 Taxes:473.60

20060829-0106642

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 Marjorie Seward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of August, 2006.

My Commission Expires: 1.27.07

Notary Public

