THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:

Same address as owner
256 Blackman Rd
Nashville, TN 37211
MAP PARCEL NUMBERS
Map & Parcel No.: 83-1-230

Davidson County DEEDWARR
Recvd: 08/30/06 11:35 2 pgs
Fees:13.00 Taxes:320.42

20060830-0107146

WARRANTY DEED

THIS INDENTURE, made and entered into this 18th day of August, **2006**, by and between **Dorothy Roper Dunlap by S. Alexa Whittemore, Administrator De Bonis Non for the Estate of Dorothy Roper Dunlap**, party of the first part, and **William Bosworth and Laura B. Bosworth, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$86,600.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Real Estate Land situated, lying and being in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No.26 in Petway's Subdivision of Lot No. 7 of Hobson Lands, a plan of which is of record in Plat Book 2, page 42, Chancery Court at Nashville, Tennessee.

Said Lot No. 26 fronts 50 feet on the northerly margin of Petway Avenue and extends back between parallel lines measuring 248 feet, more or less, to a dead line in the rear measuring 50 feet thereon.

BEING the same property conveyed to Dorothy Roper Dunlap by deed from George Romney, Secretary of Housing and Urban Development of record in Book/Instrument No. 4389, page 175 Register's Office, Davidson County, Tennessee, dated 12/10/69 and recorded 12/30/69. Dorothy Roper Dunlap has since died and leaving no will appointed S. Alexa Whittemore duties of Aministratrix of the estate of Dorothy Dunlap

The above referenced property is also known as 1009 Petway Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 2, page 42; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

S. Alexa Whittemore, Administrator De Bonis Non for the Estate of Dorothy Roper Dunlap/Administratrix

S. Alexa Whittemore
By Admin. de Bonis non

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared to me known to be S. Alexa Whittemore Administratrix of the Estate of Dorothy Dunlap the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 18th day of August, 2006.

My commission expires 1/26/08

Alicia Renee Roberts
Notary Public

ALICIA RENEE' ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$86,600.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Edward B Bellamy
Affiant

Subscribed and sworn to before me this 18th day of August, 2006.

Alicia Renee Roberts
Notary Public
My Commission Expires:

ALICIA RENEE' ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

PROPERTY ADDRESS:
1009 Petway
Nashville, TN 37206

Name and Address of New Owner:
Bosworth
256 Blackman Road
Nashville, TN 37211