THIS INSTRUMENT PREPARED BY:
GLENN S. MACBETH, ATTORNEY
1639 Medical Center Parkway
Suite 102 Stone Gate Corporate Center
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Andrew A. Anglemyer
2302 Osage Street
Nashville, TN 37208
SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 09/05/06 13:39 2 pgs
Fees:13.00 Taxes:299.70
20060905-0109293

WARRANTY DEED

(Map 81-10, Parcel 238.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **HAROLD D. PLEMONS and wife, CAROLYN R. PLEMONS**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **ANDREW A. ANGLEMYER, an unmarried man**, hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 2 on the plat of Tyler's Three Lot Subdivision, Osage Street & 23rd Avenue, of record in Plat Book 8250, page 75, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Robert J. Finney and wife, Marleen A. Finney, and Harold D. Plemons and wife, Carolyn R. Plemons, by Warranty Deed of record in Instrument No. 20010518-0051755, in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20050509-0052015, in said Register's Office, the said Robert J. Finney and wife, Marleen A. Finney conveyed their interests in said property to Harold D. Plemons and wife, Carolyn R. Plemons.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 8250, page 75, in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.
>
> This is improved property known as 2302 Osage Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors 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 as noted herein, and for the 2006 real property taxes which will be prorated at closing and assumed by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 30th day of August, 2006.

HAROLD D. PLEMONS

CAROLYN R. PLEMONS

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 Harold D. Plemons and Carolyn R. Plemons, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of August, 2006.

Notary Public

My Commission Expires: 5-25-09

(SEAL)

SHEILA K. REBURN Notary Public At Large RUTHERFORD COUNTY, TN

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I 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 $81,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of August, 2006.

Notary Public

My commission expires: 9/20/08

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. 20060117