PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 09/05/06 13:37 2 pg
Fees:13.00 Taxes:1369.00
20060905-0109300

W & I Ref:(_____) Title No: 48085
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Shaun Inman 2467 Hidden River Lane Franklin, TN 37069	SAME

TAX MAP-PARCEL NUMBERS: 10412026100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$370,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elva C. Lowry Bertram, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shaun Inman** 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 Lot No. 24 on the Plan of Lenox Place, as of record in Book 161, page 171, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 50 feet on the westerly side of Baxter (now Eighteenth Avenue, South) and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Vernon E. Bertram and wife, Elva C. Lowry Bertram by deed from Jack a Bouyster and wife, Marie W. Boyster of record in Book 4690, page 524. By Quitclaim Deed of record in Book 4825, page 760 Register's Office for said County, the said Vernon E. Bertram conveyed his interest in subject property to Elva C. Lowry Bertram.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 161 Page 171, said Register's Office.

This is improved property, known as: 2102 18th Avenue South, Nashville, Tennessee 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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 31st day of August, 2006.

Elva C. Lowry Bertram

State of TENNESSEE

County of DAVIDSON

On this 31st day of August, 2006 , before me the undersigned authority, personally appeared Elva C. Lowry Bertram , 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 as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $370,000.00

Affiant

Sworn and subscribed before me this the 31st day of August, 2006

My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires

Notary Public