McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 10
Nashville, TN 37215

ALICIA A. HAMILTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

03-0608-34032

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Melissa Cusick
Affiant

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

Alicia A. Hamilton
Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard May ~~1814 Beech Avenue~~ ~~Nashville TN 37204~~	148 Cavalcade Cr. New Owner Franklin TN 37069	105-10-0-028

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Roger W. Evans, Sr. and Gloria Evans, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard May, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the south 50 feet of Lot No. 5 on Waverly Land Company's Plan of Lots Called Waverly Place 4 as of record in Book 57, Page 95, Register's Office for said County.

Said South part of Lot No. 5 fronts 50 feet on the easterly side of Beech Avenue and runs back between parallel lines 180 feet on south line and about 191 1/2 feet on the North Line to an alley and shows 50 feet on said alley.

Being the same property conveyed to Rufus O. Evans, Roger W. Evans, Sr., and Paul A. Evans by deed from United Companies Lending Corporation, dated 8-31-95, recorded 9-15-95, of record in Book 9795, Page 352, Register's Office for Davidson County, Tennessee. Being further conveyed to Roger W. Evans, Sr. and Gloria Evans by quitclaim deed from Rufus O. Evans, Roger W. Evans, Sr., and Paul A. Evans, dated 5-28-99, recorded 6-09-99, of record in Book 11519, Page 267, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1814 Beech Avenue, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 09/06/06 11:11 2 pg
Fees:13.00 Taxes:832.50
20060906-0110017

WITNESS my hand this 30th day of August, 2006.

Roger W. Evans, Sr.

Gloria Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roger W. Evans, Sr. and Gloria Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of August, 2006.

Diane K. Mann
State of Tennessee at Large

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires ~~02/22/09~~ 2-24-2010