Davidson County DEEDWARR
Recvd: 09/07/06 13:06 2 pgs
Fees:13.00 Taxes:382.95

20060907-0110821

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 1st day of September, 2006.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Wendy Lee Wilson

919 West Eastland Ave.
Nashville, Tennessee 37206

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

82-8-113

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, S&B Management hereinafter referred to as Grantors, hereby transfers and conveys toWendy Lee Wilson, hereinafter referred to as 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 Davidson County, Tennessee, being Lot No. 9 on the Map of Richmond Subdivision of record in Book 974, page 19, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the north side of West Eastland Avenue and runs back between parallel lines 130 feet to a dead line.

Being the same property conveyed to S&B Management by Warranty Deed from Albert L. Bond and wife, Hattie J. Bond, of record in instrument No. 20060530-0062851, Register's Office for Davidson County, Tennessee, dated 5/25/06.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 974, Page 19, Register's Office of said County

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.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 919 West Eastland Ave., Nashville, TN 37206.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 1st day of September, 2006.

S&B Management

By David R Burnett Jr
Its President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County a foresaid, David R Burnett, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes there contained, and who further acknowledged that he/she/they is/are the Authorized Agent of S&B Management (herein called the **"Maker"**), or a constituent of the **Maker** and is/are authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument on behalf of the **Maker** on this 1st day of September, 2006.

Witness my hand and official seal this 1st day of September, 2006.

Kimberly D Hicks
Notary Public

My Commission Expires: _____

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010