WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/06 08:32 2 pgs
Fees:13.00 Taxes:555.00
20061005-0123577

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$150,000.00.**

Daphne M Dunn
Affiant

Subscribed and sworn to before me this 4 day of October, 2006

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Noble Properties, Inc.	Same	072-10-0-149.00
718 Thompson Lane, Suite 108		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Larry Boswell**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Noble Properties, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 on the plan of Eastmoor, of record in Book 547, pages 177 and 178, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 1 fronts 73 feet on the northerly side of East Delmas Avenue and runs back 234.8 feet on the westerly line and 234.3 feet on the easterly line, to a dead line, measuring 57 feet thereon.

Being the same property conveyed to Charles H. Morrow and wife, Margaret E. Morrow, by deed from Crocket D. Boston and wife, Inez B. Boston, on October 15, 1956, of record in Book 2598, page 136, Register's Office for Davidson County, Tennessee. The said Charles H. Morrow having died leaving said property to Margaret E. Morrow by right of survivorship. The said Margaret E. Morrow having died testate as a resident of Davidson County, Tennessee and her Last Will and Testament, naming Larry Boswell as sole beneficiary to said property, was admitted to probate by the Probate Court of Davidson County, Tennessee on December 1, 2005 at Cause No. 05P3.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 177 and 178, Register's Office Davidson County, Tennessee.

This is improved property known as: **1115 Delmas Avenue, Nashville, TN 37216**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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 our hands this October 4, 2006.

Larry Boswell

STATE OF TENNESSEE
COUNTY OF Dawson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Larry Boswell** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 4, 2006

My commission expires 9-22-07

Notary Public

