STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF September, 2006.

Notary Public
MY COMMISSION EXPIRES 3/20/10
File No. G6-1771D

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert Malvine Bovell, Jr., a single man	SunTrust Mortgage, Inc.	133-6-167
(NAME)	(NAME)	
231 Wheeler Avenue (STREET ADDRESS	201 Fourth Ave. N/7th Floor (STREET ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 10/05/06 12:50 3 pgs
Fees:18.00 Taxes:628.63
20061005-0123927

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Pete Carden and Larry Bragg**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Malvine Bovell, Jr., a single man** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2005 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 231 Wheeler Avenue, Nashville, TN 37211.

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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. Whenever 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/our hand(s) this 25th day of September, 2006.

Pete Carden

Larry Bragg

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 Pete Carden and Larry Bragg, the bargainor(s), with whom Iampersonally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of September, 2006.

My Commission Expires: 3/20/10

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____(title) for _____(corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of September, 2006.

My Commission Expires:_____

_____
Notary Public

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of September, 2006.

My Commission Expires:_____

_____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

EXHIBIT "A"

TRACT 1: Being Lot Nos. 22 to 25, both inclusive, on the Map of J. G. Grissm's Wheeler Avenue Addition, being a subdivision of the J.K. Newsom Farm in the 6th District of said county, and described according to a copy of a survey thereof made in April, 1939, by Blanchard & Parrish, Engineers as follows:

BEGINNING at a point in the south margin of Wheeler Avenue, the common corner of Lot Nos. 21 and 22; thence with the line between said lots southerly 204 feet to a point; thence easterly 100 feet to the common corner of lot Nos. 25 and 26; thence with the line between said lots northerly 215.2 feet to the southerly margin of Wheeler Avenue, thence with the margin of same westerly 50 feet to the corner of Lot Nos. 23 and 24 and continuing along the southerly margin of said avenue in a westerly direction around a turn in said avenue, to the common corner of Lot Nos. 22 and 23, and continuing to said avenue, in a southwesterly direction 51.8 feet to the point of beginning.

TRACT II: being westerly 15 feet of Lot 26 on the unrecorded plan of J. G. Grissm's Wheeler Avenue Addition, being a subdivision of the J.K. Newsom Farm, 6th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in hte southerly margin of Wheeler Avenue at the corner of Lots 25 and 26, thence with a line between said lots southerly 215.2 feet; thence easterly 15 feet to a point in the west line of property conveyed to P. W. Edmonson and wife, of record in Book 1536, page 15, and re-recorded in Book 1711, page 153, from J.E. Cochran and wife, Cornelia B. Cochran; thence northerly 215 feet, more or less, to a point in the southerly margin of Wheeler Avenue, thence with said avenue, westerly 15 feet to the point of beginning.

Being the same property conveyed to Pete Carden and Larry Bragg , by Deed from Jerry M. Camp, dated November 29, 2005, of Record in Instrument No. 200512050145481, Register's Office for Davidson County, Tennessee.