This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Wyla M. Posey
319 Pullen Avenue
Nashville, Tennessee 37207

Davidson County DEEDWARR
Recvd: 10/31/06 14:26 3 pgs
Fees:18.00 Taxes:388.50
20061031-0135183

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Bank
201 4th Avenue North, 7th Floor
Nashville, Tennessee 37219

MAP **71-11-0**
GROUP
PARCEL **157.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wallace Lee Boswell, Executor of the Estate of Ruby Mai Perry Boswell, Wallace Lee Boswell, individually, James Boswell, individually and Janice Dukes, individually,** hereinafter called the Grantors, have bargained and sold, and by these presents, transfer and convey unto **Wyla M. Posey, unmarried**, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 42 on the Plan of Trinity Heights of record in Book 162, page 38 of the Register's Office for Davidson County, Tennessee. Said Lot No. 42 fronts 100 feet on the north side of Pullen Street and runs back between parallel lines 150 feet to an alley.

INCLUDED IN THE FOREGOING DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that certain tract of land previously conveyed to L. F. Van Hook and wife, Maxie Van Hook by deed dated October 24, 1970 and filed for record in Book 4463, page 205, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mosier Lee Boswell and wife, Ruby Mai Perry Boswell by deed from Gertrude C. Mosely and husband, V. B. Mosely dated July 7, 1933, of record in Book 910, page 547, Register's Office for Davidson County, Tennessee. The said Mosier Lee Boswell died on July 12, 1988. Ruby Mai Perry Boswell died testate on March 3, 2001 and her Estate has been probated in the Davidson County Probate Court under Docket Number 05P-1882. The said Ruby Mai Perry Boswell and Ruby Boswell are one and the same person.

This is improved property known as 319 Pullen Avenue, Nashville, Tennessee 37207.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2006, a lien now due and payable in the amount of $840.67. Map 071-11-0, Parcel 157.00 . If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2006 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 161, page 38, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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, her heirs and assigns, forever; and,

Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 26th day of October, 2006.

Wallace Lee Boswell Executor
Wallace Lee Boswell, Executor

Wallace Lee Boswell
Wallace Lee Boswell, individually

James Boswell
James Boswell, individually

Janice Dukes
Janice Dukes, individually

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Wallace Lee Boswell, Executor, Wallace Lee Boswell, individually, Wallace Lee Boswell, individually, James Boswell, individually and Janice Dukes**, individually, bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of October, 2006.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 11/23/2008

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $105,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of October, 2006.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 11/23/2008