Davidson County DEEDWARR
Recvd: 12/05/06 09:33 2 pgs
Fees:13.00 Taxes:370.00
20061205-0149758

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
William S. Bryan
307 McCall Street
Nashville, Tennessee 37211

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 133-02
PARCEL 331.00

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, we, Robert N. Hunter and wife, Virginia Hunter, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William S. Bryan, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 12 and the east half of Lot No.11, on the Plan of McLester Addition to Nolen Heights, of record in Plat Book 421, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert H. Hunter and wife, Virginia Hunter, by deed from John E. Pickler and wife, Jennifer G. Pickler of record in Book 9397, Page 231, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance subject to any and all zoning regulations, building restrictions and setback lines, if any and easements for rights for pubiic utilities applicable to this property.

Taxes for 2006 have been pro-rated and paid.

This is improved property known as 307 McCall Street, 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 William S. Bryan, his heirs and assigns, forever; and we, Robert N. Hunter and wife, Virginia Hunter do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 4th day of December, 2006.

Robert N. Hunter

Virginia Hunter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert N. Hunter and wife, Virginia Hunter the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 4th day of December, 2006.

NOTARY PUBLIC

HAROLD REEVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: ~~5/23/2006~~ 5-22-10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 100,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of December, 2006.

NOTARY PUBLIC
My Commission Expires: [redacted]

HAROLD REEVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY