# WARRANTY DEED

B-SFG-06-5069

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,800.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James William Wiley | Same (NAME) | |
| 5069 Old Hydes Ferry Pike (ADDRESS) | (ADDRESS) | 06700007800 |
| Nashville, TN 37218 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ERNEST B. PARKER, JR., unmarried AND EDITH FAYE EARLES, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES WILLIAM WILEY, Single Person, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A lot or parcel of land in the 13th, formerly the 25th, Civil District of Davidson County, being lot no. 1 on a survey made by D.E. Boner, Surveyor, September 25, 1950, described as follows:

BEGINNING on the southerly margin of Hydes Ferry Pike, Howard Scott's northeast corner; thence with his easterly line south 26 degrees 30' east 154.6 feet; thence north 71 degrees east 161 feet to the corner of lots nos. 1 and 2 on said survey; thence with the line between said two lots, north 26 degrees 30' west 171.5 feet to the southerly margin of the Hydes Ferry Pike; thence with said Pike, south 65 degrees 25' west 160 feet to the beginning, containing 0.8 of an acre, more or less.

Being the same property conveyed to Ernest B. Parker, Jr., and Edith Faye Earles by deed from Ernesr B. Parker, Jr. and Edith Faye Earles, Co-Executor/Executrix of the Estate of Ernest B. Parker of record in Deed Instrument 200401210007916 on 01/07/2004 and filed for record on 01/21/2004 , Register's Office for said County.

This Conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved ( X ) property, known as 5069 Old Hydes Ferry Pike, Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 15th day of November, 2006.

Ernest B. Parker, Jr.

Edith Faye Earles

Edith Faye Earles

Davidson County DEEDWARR
Recvd: 12/06/06 11:54 2 pgs
Fees:13.00 Taxes:376.66
20061206-0150781

STATE OF Tennessee
COUNTY OF Davidson

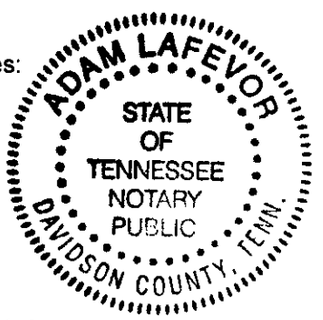
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ernest B. Parker, Jr. and Edith Faye Earles, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of November, 2006.

Notary Public

My Commission Expires:

(SEAL)




My Commission Expires NOV 22, 2008

**RETURN TO:**
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903