PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(db) Title No: 48332
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/13/06 14:46 2 pgs
Fees:13.00 Taxes:1176.60
20061213-0153874

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Harmon S. Nine Mary Teresa Nine 4202 Belmont Boulevard Nashville, Tennessee 37215	New Owner

TAX MAP-PARCEL NUMBERS: 13104005200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$318,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Georgie A. Ayers, a widow who has not remarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Harmon S. Nine and spouse, Mary Teresa Nine** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being part of Lot No. 24 on the Plan of Geo. W. Blair's Revised Subdivision of Belmont Park Place, as of record in Book 421, pages 118 and 119, Register's Office for said County, described partly according to a survey made by W. B. Southgate, Surveyor, July ____, 1929, of record in Book 843, Page 5, said Register's Office as follows:

BEGINNING in the center of Belmont Boulevard at the corner of Lots Nos. 23 and 24; thence with the center of said Boulevard, northwardly 96 feet 7 inches to the southwest corner of the property conveyed to T. Coy Porter and wife, by deed from M. Ben Hollins and wife, of record in Book 2649, Page 523, said Register's Office ; thence with the southerly line of said Porter property, eastwardly 275 feet to the westerly line of Lot No. 1, being the center line of an alley; thence with same, southwardly 96 feet 7 inches to the northeast corner of said Lot No. 23; thence with the line between Lots Nos. 23 and 24, westwardly 275 feet to the beginning.

BEING the same property conveyed to John W. Ayers and wife, Georgie A. Ayers, erroneously referred to as Georgia Ayers by deed from John W. Beasley and wife, Susie Beasley of record in Book 2652, Page 83, Register's Office for Davidson County, Tennessee. The said John W. Ayers has since died leaving Georgie A. Ayers, as surviving tenant by the entirety.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; All matters shown on the Plan of record in Book 421, Pages 118 and 119, said Register's Office.

This is improved property, known as: 4202 Belmont Boulevard, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of December, 2006.

Georgie A. Ayers

State of TENNESSEE
County of DAVIDSON

On this 7th day of December, 2006, before me the undersigned authority, personally appeared Georgie A. Ayers, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $318,000.00.

Affiant

Sworn and subscribed before me this the 7th day of December, 2006.

My Commission Expires: _____ CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires July 19, 2008

Notary Public