Davidson County DEEDWARR
Recvd: 12/18/06 10:35 2 pgs
Fees:13.00 Taxes:203.50
20061218-0155428

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 8th day of December, 2006, by and between Rebecca C Rutland, unmarried, party of the first part, and Richard J Arnold, married and Dorothy J Arnold, married, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 16B of the Zone Lot Division of Lot Nos. 16, 17, 25 thru 33 and 37 thru 45 Harbor Gate Section I Revised, as of records Plat Book 6250, Page 638, Register's Office for said County, to which reference is made for a more complete description.

Being all or part of the same property conveyed to Rebecca C Rutland by virtue of that certain Trustee's Deed dated December 15, 1992, at Book 9316, Page 779 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 6250 page 638 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Rebecca C Rutland

Rebecca C Rutland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Rebecca C Rutland and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of December, 2006.

Notary Public

My Commission Expires: Nov 24, 2007

MARHTA A. HAEGELIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

Property Owner & Address: Richard J Arnold and Dorothy J Arnold

Tax Parcel No 150-02-0 385.00

Property Address: 1011 Wesleyville Street
Nashville, TN 37217

MAIL TAX
BILLS TO: OWNER AT PROPERTY ADDRESS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $55,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 8th day of December, 2006.

Notary Public

My Commission Expires: 9-19-2009

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009