Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
06-3734

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of December, 2006.

Notary Public

Commission Expiration: 9-22-07

BETH McDOWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/27/06 08:27 2 pgs
Fees:13.00 Taxes:283.79
20061227-0158710

ADDRESS OF NEW OWNER:
Billy Price and wife, Debra Price
101 Ensley Avenue
Old Hickory, TN 37138

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL:
044-05-0/128.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Harold Bozarth, Sr and wife, Lauren M Bozarth

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Billy Price and wife, Debra Price

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the same property conveyed to Harold Bozarth, Sr and wife, Lauren M Bozarth on 09/21/1989, by deed from Granville S Barnes and wife, Kathleen S Barnes, filed for record on 09/26/1989, in Book 7945, page 980, Register's Office for Davidson County, Tennessee.

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of the subdivision of Rayon City Development Company, of record in Book 843, page 13, Register's Office for Davidson County, Tennessee.

Said lot No. 84 fronts 50 feet on the northerly side of Davis Avenue and runs back between parallel lines, 140 feet to a dead line.

TRACT II:

That portion of an abandoned right-of-way lying between a 50 foot radius and 25 foot radius, at the intersection of Peters Avenue and Ensley Avenue and being more particularly described as follows:

Beginning at a point in the northerly margin of Peters Avenue, 1.96 feet northeasterly from the common corner of Lots No. 83 and 84; thence with original arc with 50 foot radius ina westerly and northerly direction, 80.46 feet to the point of tangency on the easterly margin of Ensley Avenue; thence South 46 deg. 34' East, 25.98 feet to the beginning of an arc with 25 foot radius; thence in an easterly and northerly direction, 40.23 feet with said arc to the point of tangency; thence north 41 deg. 14' East, 25.98 feet to the point of beginning.

Being that portion of right-of-way abandoned by resolution of the Quarterly County Court of Davidson County, Tennessee, of record in Book 2202, page 447, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **101 Ensley Avenue Old Hickory, TN 37138**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 20th day of December, 2006.

Harold Bozarth, Sr

Lauren M Bozarth

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harold Bozarth Sr and Lauren M. Bozarth, 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 at Nashville, Tennessee this 20 day of December, 2006.

Beth McDowell

Notary Public

BETH McDOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expiration:
9-22-07

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2006, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____
Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 2006.

_____
Notary Public

Commission Expiration: