(1)

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $493,000.00
Affiant
Subscribed and sworn to before me
This 5 day of January 2007
Notary exp: 11/22/10

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010

Address of new owners:	Send tax bills to:	Map & Parcel:
Benjamin S. Folds	Same	104-15-293
2700 Westwood Avenue		
Nashville, TN 37212		

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I **Anthony Hagelgans and wife, Melissa Hagelgans**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Benjamin S. Folds, a married man,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of the southerly one-half of Lot No. 35 on the Plan of Belair, of record in Book 332, page 6, Register's Office for said County, as follows:

Said easterly part of the southerly one-half of Lot No. 35 fronts 50 feet on the northerly side of Westwood Avenue and runs back between parallel lines 192 feet half way to West Linden, formerly Sunset Avenue.

Being the same property conveyed to ANTHONY HAGELGANS AND WIFE, MELISSA HAGELGANS, by deed from CHRISTOPHER W. GREEN AND WIFE, LOUISE G. GREEN, of record as Instrument No. 20020111-0004738, dated December 31, 2001, said Register's Office.

The 2006 County property taxes are paid in full as of December 11, 2006.
The 2007 County and/or City property taxes have been prorated between the two parties

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: 2700 Westwood Avenue Nashville, TN 37212
OR The property is unimproved.

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, his heirs and assigns forever; and we 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 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, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Davidson County DEEDWARR
Recvd: 01/09/07 15:28 2 pg:
Fees:13.00 Taxes:1824.10
20070109-0003945

Witness our hands this 5 day of January, 2007

Anthony Hagelgans

Melissa Hagelgans

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony Hagelgans and wife, Melissa Hagelgans, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 5 day of January, 2007

Notary Public

Commission expires: 11/22/10

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Comm. Expires
November 22, 2010