Record & Return to Watauga Title Company 155 Franklin Road, Suite 120 Brentwood, TN 37027	**WARRANTY DEED** STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 522,500.00 Karen B. Rohlfs AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF JANUARY NOTARY PUBLIC MY COMMISSION EXPIRES 7-19-08

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-01916 DELANEY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PAR
Douglas James Delaney and Kelly Sue Delaney	Same	104-15-101.00
2707 Sunset Place		
Nashville, TN 37215		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
TIMOTHY ROSS PETERS, AND WIFE, KATHERINE ANNE POEHLING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DOUGLAS J. DELANEY, AND WIFE, KELLY S. DELANEY

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

SEE EXHIBIT "A"

This is improved property known as 2707 Sunset Place, Nashville, TN 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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 Our hand on the 26th day of January, 2007.

Timothy Ross Peters

Katherine Anne Poehling by Timothy Ross Peters, Attorney in Fact
Katherine Anne Poehling
By: Timothy Ross Peters, Attorney in Fact

Davidson County DEEDWARR
Recvd: 02/01/07 15:28 2 pgs
Fees:13.00 Taxes:1933.25
20070201-0013548

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Timothy Ross Peters, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of January, 2007.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 26th day of January, 2007, before me personally appeared Timothy Ross Peters to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Katherine Anne Poehling** and acknowledged that he executed the same as the free act and deed of said **Katherine Anne Poehling**.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of January, 2007.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 17 ON THE MAP OF SUNSET PARK SUBDIVISION AS OF RECORD IN BOOK 332, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS: BEGINNING ON THE SOUTHERLY MARGIN OF SUNSET PLACE, FORMERLY TURNER AVENUE, AT A POINT 3.0 FEET EAST OF THE CORNER OF LOT NOS. 16 AND 17; THENCE SOUTHWARDLY 160.5 FEET, MORE OR LESS, TO THE COMMON CORNER OF LOT NOS. 12, 13, 14 AND 17; THENCE WITH THE LINE BETWEEN SAID LOT NOS. 12 AND 17, EASTWARDLY 70.0 FEET; THENCE NORTHWARDLY 160.5 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY MARGIN OF SUNSET PLACE, SAID POINT BEING 27.0 FEET WESTERLY FROM THE CORNER OF LOT NOS. 17 AND 18; THENCE WITH SAID SUNSET PLACE WESTWARDLY 70.0 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY ROSS PETERS AND WIFE, KATHERINE ANNE POEHLING BY WARRANTY DEED FROM KEITH PHILLIPS AND KEN OAKES, RECORDED ON THE 11TH DAY OF MAY, 1999 IN DEED BOOK 11474, PAGE 228, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Timothy Ross Peters and Katherine Anne Poehling pursuant to a power of attorney executed by the same on the _____, and being filed for in Instrument # _____, Register's Office for Davidson County, Tennessee.

20070201 - 0013547