Davidson County DEEDWARR
Recvd: 02/06/07 10:04 1 pgs
Fees:13.00 Taxes:536.50

20070206-0015297

WARRANTY DEED

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

X R Michael Walsh
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd DAY OF February, 2007.

(Affix Seal) Notary Public

My Commission Expires: My Commission Expires 09/08/07

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

WALSH-H07033

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE & ESCROW, INC.
113 Hazel Path, Suite 1
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
R. Michael Walsh	R Michael Walsh	146-12-75
5009 Manuel Drive	5011 Manuel Drive	
Nashville, TN 37211	Nashville, TN 37211	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, OPHELIA MCGOWAN NIXON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto R. MICHAEL WALSH, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot 14 on the Plan of Crievewood, or record in Book 2331, page 99, Register's Office for said County.

Said Lot No. 14 fronts 85 feet on the westerly side of Manual Drive and extends back 181.7 feet on the northerly line and 184.9 feet on the southerly line to a dead line in the rear on which it measures 85 feet.

Being the same property conveyed to Ophelia McGowan by Deed from Jesse W. Parks and wife, Evelyn W. Parks of record in Book 3968, page 958, recorded December 15, 1965, Register's Office for Davidson County, TN.

Ophelia McGowan k/n/a Ophelia McGowan Nixon

( ) unimproved
This is (X) improved property known as 5009 Manuel Drive, Nashville, Tennessee 37211 .

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, their heirs and assigns forever; and we, the GRANTORS, 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 that 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, 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/our hand(s) this 2nd day of February, 2007.:

Ophelia McGowan Nixon by Emily Burrow AIF
Ophelia McGowan Nixon

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Emily Burrow, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) **to be the person who executed the foregoing instrument on behalf of Ophelia McGowan Nixon, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said Ophelia McGowan Nixon for the purposes therein described.**

Witness my hand and official seal at Sumner County , TN this 2 day of Feb., 2007.

My Commission Expires:

Notary Public

My Commission Expires: 09/08/07

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

After recording return to:

Property Title and Escrow, Inc.
113 Hazel Path Suite 1
Hendersonville, TN 37075