WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/09/07 10:32 2 pgs
Fees:13.00 Taxes:569.06

20070209-0017035

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis Arnold	Travis Arnold	
(NAME)	(NAME)	
2342 Riverside Drive	2342 Riverside Drive	72 7/119.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20070156

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Edna M. McKever**, unmarried hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Travis Arnold, an unmarried man**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

This is improved / unimproved X property, known as 2342 Riverside Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 1st day of February, 2007.

Edna M. McKever

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 1st day of February, 2007.

Commission expires: January 23, 2010

Cari Allen

Notary Public

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires January 23, 2010

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 5 on the Map of L.A. Warren's re-subdivision of Block C of the R.M. Dudley Subdivision as of record in Book 843, page 102, said Register's Office.

Said Lot No. 5 fronts 70 feet on the Westerly side of Riverside Drive, formerly Riverside Blvd., and extends back 175.5 feet on the Northerly line and 178 feet on the Southerly line to a dead line in the rear on which it measures 51 feet.

BEING all of the same property conveyed to Edna M. McKever by Warranty Deed from Walter W. Reid and wife, Brenda L. Reid dated July 14, 1995 and filed of record in Book 9735, Page 335, Register's Office for Davidson County, Tennessee.