This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
William K. Wade, etux
4910 Atwood Drive
Nashville, TN 37220

SEND TAX BILL TO:
Owner

Davidson County DEEDWARR
Recvd: 02/09/07 15:21 4 pg
Fees:23.00 Taxes:37.00
20070209-0017402

MORTGAGEE:

MAP **64-05-0**
GROUP
PARCEL **73.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Charles Edward Cole, James Dallas Cole, Jr., Patsy Cole Massey, Larry Steven Blaylock, Michael Blaylock, Gladys Elizabeth Adams Kilzer, Aubrey Louis Adams, Audrey Yvonne Adams Armstrong, Nathan Keith Adams, William L. Cummings, Debbie Cummings Bratcher, Johnny David Bogle, Jr., and Patty Moss Garcia, being all the heirs at law of Flossie Gladys Cole, deceased,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **William K. Wade and wife, Kimberly C. Wade**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Nos. 26 and 27 of Block A as shown on the Map of Hadley Bend City Subdivision of the Hulme Farm, as of record in Book 421, page 120, Register's Office of Davidson County, Tennessee.

Said Lot Nos. 26 and 27 each front 25 feet on the easterly side of Broadway and run back between parallel lines 110 feet to a dead line in the rear which measure 50 feet.

Being the same property conveyed to Flossie Gladys Cole by deed from R. V. Perkerson and wife, Frances Elizabeth Perkerson and J. B. Annam dated February 3, 1976, of record in Book 5004, page 410, Register's Office for Davidson County, Tennessee. The said Flossie Gladys Cole died intestate on August 24, 1999. Flossie Gladys Cole had seven children: Charles Edward Cole, James Dallas Cole, Jr., Patsy Cole Massey, Dorothy Dimple Cole Blaylock, Treva Louise Cole Adams, Willie Viona Cummings Bogle and Edith Moss Cole. Charles Edward Cole, James Dallas Cole, Jr. and Patsy Cole Massey are her only surviving children. Dorothy Dimple Cole Blaylock died on October 6, 1988, and her children are Larry Steven Blaylock and Michael Blaylock. Treva Louise Cole Adams died on December 19, 2000, and her children are Gladys Elizabeth Adams Kilzer, Aubrey Louis Adams, Audrey Yvonne Adams Armstrong and Nathan Keith Adams. Willie Viona Cole Cummings Bogle died August 10, 1988, and her children are William L. Cummings, Debbie Cummings Bratcher and Johnny David Bogel, Jr. Edith Moss Cole died March 17, 2003, and her only child Patty Moss Garcia. All heirs join in this deed.

Patsy Cole Massey executes this instrument of behalf of James Dallas Cole, Jr., by virtue of a Limited Power of Attorney filed for record in Instrument No. 20070209-0017401 Register's Office for Davidson, Tennessee.

Patsy Cole Massey executes this instrument of behalf of Johnny David Bogle, Jr. by virtue of a Limited Power of Attorney filed for record in Instrument No. 20070209-0017400 Register's Office for Davidson, Tennessee.

Patsy Cole Massey executes this instrument of behalf of Larry Steven Blaylock by virtue of a Limited Power of Attorney filed for record in Instrument No. 20070209-0017399 Register's Office for Davidson, Tennessee

Patsy Cole Massey executes this instrument of behalf of Debbie Cummings Bratcher, by virtue of a Limited Power of Attorney filed for record in Instrument No. 20070209-0017398 Register's Office for Davidson, Tennessee

This is unimproved property known as 104 Broadway, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is made subject to all planning, zoning and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2007, a lien not yet due and payable. Map 064-05-0, Parcel 73.00 . If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2007 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 421, page 120, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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, GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 6th day of February, 2007.

Patsy Cole Massey

Patsy Cole Massey

Charles Edward Cole

Charles Edward Cole

James Dallas Cole Jr. By Patsy Cole Massey

James Dallas Cole, Jr., by Patsy Massey Cole,
Attorney-In-Fact

Larry Steven Blaylock by Patsy Cole Massey

Larry Steven Blaylock, by Patsy Massey Cole,
Attorney-In-Fact

Michael Blaylock,

Gladys Elizabeth Adams Kilzer

Gladys Elizabeth Adams Kilzer

Aubrey Louis Adams

Aubrey Louis Adams

Audrey Yvonne Adams Armstrong

Audrey Yvonne Adams Armstrong

Nathan Keith Adams

Nathan Keith Adams

William L. Cummings

William L. Cummings

Debbie Cummings Bratcher by Patsy Cole Massey

Debbie Cummings Bratcher, by Patsy Massey Cole
Attorney-In-Fact

Johnny David Bogle JR by Patsy Cole Massey

Johnny David Bogle, Jr., by Patsy Massey Cole
Attorney-In-Fact

Patty Moss Garcia

Patty Moss Garcia

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Patsy Cole Massey, Charles Edward Cole, Michael Blaylock, Gladys Elizabeth Adams Kilzer, Aubrey Louis Adams, Audrey Yvonne Adams Armstrong, Nathan Keith Adams, William L. Cummings, and Patty Moss Garcia**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of February, 2007.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 11/23/2008

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the this 2nd day of February, 2007, in Mt. Juliet, Tennessee, before me personally appeared **Patsy Cole Massey**, to me known to be the person who executed the foregoing Warranty Deed on behalf of **Larry Steven Blaylock, James Dallas Coles, Jr., Debbie Cummings Bratcher and Johnny David Bogle, Jr.**, for the purposes therein contained, and who acknowledged that she executed the same as the free act and deed of the said **Larry Steven Blaylock, James Dallas Cole, Jr., Debbie Cummings Bratcher and Johnny David Bogle, Jr.**, signing their names as Attorney-In-Fact.

WITNESS my hand and official seal at office this 6th day of February, 2007.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 11/23/2008

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $10,000.00.

Kimberly C. Ware
AFFIANT

Subscribed and sworn to before me on this 5th day of February, 2007.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 11/23/2008