03

Realty Title
Box 48D

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**3815 Cleghorn Ave., Suite 102**
**Nashville, TN 37215**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $60,000.00**

Robert E Ferguson
**Affiant**

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

Diane K Mann
**Notary Public**
**My commission expires: 2/22/2009**

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 02/12/07 09:12 2 pgs
Fees:13.00 Taxes:222.00
20070212-0017561

**03-0701-34335**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Robert Ferguson<br>1000 Kingston Springs Road<br>Kingston Springs, TN 37082 | NEW OWNER | 91-10-0-105 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nina H. Bollman, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert Ferguson, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT I:
Land in Davidson County, Tennessee, being the Lot No. 112 of Section 2, Urbandale Subdivision,of record in Book 1835, Page 82, Register's Office for said County.

Said Lot No. 112 fronts 50 feet on the easterly side of Hite Street and extends back 125.4 feet on the southerly line and 125.6 feet on the northerly line to a dead line measuring 50 feet thereon.

TRACT II:
Land in Davidson County, Tennessee previously acquired according to Metropolitan Nashville Bill No. 68-593 and being part of parcels 82-84-56 amd all of Map 91-10 to wit:

Extending the southeasterly line of parcel 105 (erroneously referred to as lot 105) Section 2 of Urbandale Subdivision from the dead line in the rear and presently owned by Grantees in a straight line across Richland Creek to intersect with the property belonging to J. D. Kirby, et ux, and extending the northwesterly line of grantors property line from the dead line straight back to intersect with the property line of land belonging to J. D. Kirby, etux.

Being the same property conveyed to Nina H. Bollman by deed from Darrell L. Hamilton and Dennis G. Hamilton and Lynn H. Richmond, Devisees under the will of Sara Lee Hamilton, deceased, dated 12-31-1998, recorded 1-4-99, of record, in Book 11279, Page 492, Register's Office for Davidson County , Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 730 Hite Street, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 5th day of ~~January~~ February, 2007.

Nina H. Bollman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nina H. Bollman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 5th day of ~~January~~ February, 2007.

Diane K. Mann
State of Tennessee at Large

My Commission expires 2/22/2009

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN