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

Davidson County DEEDWARR
Recvd: 02/12/07 11:27 2 pg:
Fees:13.00 Taxes:1063.75

20070212-0017827

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $287,500.00

Affiant

Subscribed and sworn to before me, this 29th day of January, 2007.

Notary Public
My commission expires: 7/24/2010

03-0612-34331

Address of New Owner:	Send Tax Bills to:	Tax Information
James E. Pate 808 Kirkwood Avenue Nashville TN 37204	new owner	118-02-0170.00

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, Tommy L. Boulton, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James E. Pate, 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:

Land in Davidson County, Tennessee, being Lot No. 36 on the Map of Kirkwood Heights, The W. T. Berry Estate, Section No. 3, of record in Book 1130, Page 17, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tommy L. Boulton, an unmarried person, by deed from Larry F. Meador, an unmarried person, dated November 7, 2005, recorded November 8, 2005, of record in Instrument No. 20051108-0135523, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the plan of record in Plat Book 1130, Page 17, said Register's Office.

This property is improved property known as 824 Kirkwood Avenue, Nashville, TN 37204

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 29th day of January, 2007.

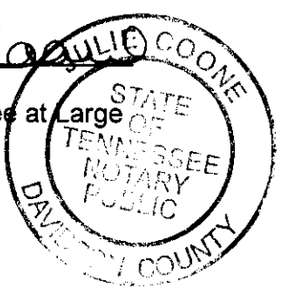
Tommy L. Boulton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 29th day of January, 2007.

Notary Public
State of Tennessee at Large



My Commission expires 4-24-2010