JOHN GLEAVES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED LARGE

B-EM-07-1612

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnney Pauley	New Owner	
1612 Eastside Avenue (ADDRESS)	(NAME) 2803 Foster Ave #101 (ADDRESS)	94-1-439
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37210 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CARLENE PRIDE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHNNEY PAULEY, 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:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING LOT NUMBER 281, ON THE PLAN OF EDGEFIELD LAND COMPANY'S SUBDIVISION, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 57, PAGE 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BARBARA HEWITT, UNMARRIED BY WARRANTY DEED FROM CHARLES DIXON AND WIFE, VIOLA DIXON, RECORDED ON THE 2ND DAY OF JUNE, 2003 IN INSTRUMENT NO. 20030602-0074540, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Being the same property conveyed to within named Grantor by Quitclaim Deed as of record in Instrument No. 20070213-0018291, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 1612 Eastside Avenue, Nashville, Tennessee 37206
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 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(S), 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 5th day of February, 2007.

Carlene Pride

Davidson County DEEDWARR
Recvd: 02/13/07 11:48 2 pgs
Fees:13.00 Taxes:296.00

20070213-0018292

STATE OF Tennessee
COUNTY OF Davidson

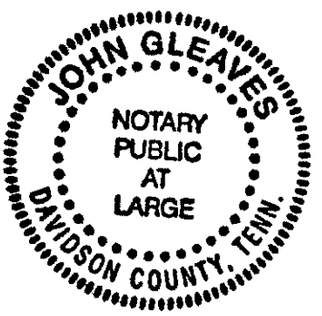
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carlene Pride, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of February, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903