Davidson County DEEDWARR
Recvd: 02/15/07 11:28 2 pg
Fees:13.00 Taxes:255.30

20070215-0019360

WARRANTY DEED

ADAM LAFEVOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

G-EMAM-07-1212

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES:
(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
Elmer Penn	Elmer Penn	
1212 North 2nd Street	2120 4th Avenue #9	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Los Angeles, CA 90018	71-15-316.00
(CITY) (STATE) (ZIP)	(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 CECIL G. NELSON AND WIFE, TERRIE L. NELSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELMER PENN, SINGLE, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 132 IN SHARPE AND HORN'S SECOND ADDITION TO NORTHEAST NASHVILLE, OF RECORD IN BOOK 161, PAGE 53, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 132 FRONTS 50 FEET ON THE WEST SIDE OF NORTH SECOND STREET AND RUNS BACK BETWEEN PARALLEL LINES 145 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO CECIL G. NELSON AND WIFE, TERRIE L. NELSON BY WARRANTY DEED FROM MORRIS KRAFT, MAXIE D. BIENER, LEE S. KRAFT AND BRUCE E. BUCHMAN, RECORDED ON THE 3RD DAY OF OCTOBER, 1990 IN DEED BOOK 8209, PAGE 86, RE-RECORDED IN DEED BOOK 8218, PAGE 105, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of record in Book 161, Page 53, said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 1212 North 2nd Street, Nashville, Tennessee 37207
(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 12th day of February, 2007.

Cecil G. Nelson

Terrie L. Nelson

STATE OF Tennessee
COUNTY OF Davidson

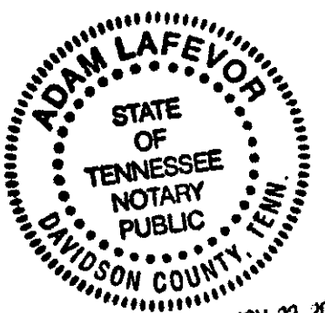
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cecil G. Nelson and Terrie L. Nelson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 12th day of February, 2007.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV 22, 2008

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