Davidson County DEEDWARR
Recvd: 02/28/07 10:20 2 pgs
Fees:13.00 Taxes:627.15

20070228-0024551

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 $169,500.00

Affiant

Subscribed and sworn to before me, this 22nd **day of** February **2007.**

Notary Public
My commission expires: 8/04/07

KANDACE N. TOMES NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

03-0701-34382

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Scott A. Wilson	New Owner	72-14-0-435
1410 North 14th Street		
Nashville TN 37206		

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, J. Rodney Barlow and David M. Irwin and William J. Luhr, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Scott A. Wilson, 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. 2, on the Plan of the Resubdivision of Lot 9, Sharpe and Horn's 4th Addition to Nashville, of record in Instrument No. 20031111-01645935, Register's office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to J. Rodney Barlow, David M. Irwin and William J. Luhr, by deed from Craig Webb and wife, Barbara Webb, dated 11-22-04, recorded 12-7-04, of record in Instrument No. 20041207-0145658, 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 1410 North 14th Street, Nashville, TN 37206

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 22nd day of February, 2007.

J. Rodney Barlow
By: Angela O'Neil, Atty in Fact

David M. Irwin
By: Angela O'Neil, Atty in Fact

William J. Luhr
By: Angela O'Neil, Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Angela O'Neil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for J. Rodney Barlow and David M. Irwin and William J. Luhr, and that she is authorized by J. Rodney Barlow and David M. Irwin and William J. Luhr to execute this instrument on their behalf.

Witness my hand in Nashville, TN, this 22nd day of February, 2007.

Notary Public
State of Tennessee at Large

My Commission expires: 2/22/2009

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

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212