Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 02/28/07 15:24 2 pgs
Fees:13.00 Taxes:906.50
20070228-0024933

39-B
File #07-1044

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Jeffie Kate Wells, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Jeffrey C. Rencher and wife, Michelle Rencher, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 13 on the Map of the Subdivision of the estate of Daniel McIntyre, deceased, of record in Book 3, Page 30 of the Chancery Court at Nashville.

Said Lot No. 13 fronts 60 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jeffie Kate Wells by Warranty Deed from J.C. Peeble and wife, Merle B. Peebles of record in Book 3135, Page 616, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2007 Beechwood Avenue, Nashville TN, 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 22nd day of February, 2007

X Jeffie Kate Wells _____

Jeffie Kate Wells

State of Tennessee)
County of Davidson)

On this 22nd day of February, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jeffrey Clare Wells, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 245,000.00.

Affiant

Sworn and subscribed before me on this the 22nd day of February, 2007.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Jeffrey C. Rencher
2007 Beechwood Avenue
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
same

TAX MAP-PARCEL #:
104-15-436