(3) Bof 36

22281

Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 03/01/07 14:57 2 pgs
Fees:13.00 Taxes:636.40

20070301-0025549

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00 .

Bobbie Cooper
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2007.

June E. Rowell
Notary Public

My Commission Expires: May 22, 2010

JUNE E. ROWELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Preparer's File #-07B0080

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James Shelt	Nationwide Advantage Mortgage Company	83-2-135
1421 Benjamin Street	7760 Office Plaza Drive South	
Nashville, Tennessee 37205	West Des Moines, IA 50266	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, WILLIAM BULL AND WIFE, CHRISTEL M. BULL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JAMES SHELT, UNMARRIED, 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 the easterly 50 feet of the westerly one-half of Lot No. 7 of Block "A" on the Map of Weakley Place, Eastland, of record in Book 161, page 131, Register's Office for said County.

Said part of Lot No. 7 front 50 feet on the northerly side of Benjamin Street and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to William Bull and wife, Christel M. Bull by Warranty Deed from Clarence C. Easterday, Jr. and wife, Deborah L. Easterday of record in Instrument No. 20051001-0122372, dated 10/6/2005, Register's Office for Davidson County, Tennessee.

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

( ) unimproved
This is (X) improved property known as **1421 Benjamin Street, Nashville, Tennessee 37205**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 **28th** day of **February**, **2007**:

William Bull by Treves M Dennis, Attorney-in-fact
William Bull, by Treves M. Dennis, Attorney In Fact

Christel M. Bull by Treves M Dennis by Attorney-in-Fact
Christel M. Bull, by Treves M. Dennis, Attorney In Fact

State of Tennessee
County of Williamson

On this 28th day of February, 2007, before me personally appeared *William Bull and Christel M. Bull,*

by, Treves M. Dennis as their Attorney In Fact, to me known or proved to me on the basis if satisfactory evidence to be the person who executed the foregoing instrument in behalf of *William Bull and Christel M. Bull*, and who acknowledged that such person executed the same as the free act and deed of *William Bull and Christel M. Bull* .

In witness whereof, I have hereunto set my hand and notarial seal.

Notary Public

My Commission Expires: 06/29/2010

