RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215



My Commission Expires JAN. 23, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS **$242,500.00**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: March 12, 2007.

NOTARY PUBLIC

COMMISSION EXPIRES: 1-23-2010

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 03/15/07 11:23 2 pgs
Fees:13.00 Taxes:897.25

20070315-0031730

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Christine H. Ward 1013 Chicamauga Avenue Nashville, TN 37206	SAME AS NEW OWNER	083-05-0-063.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RICHARD VANBERCKELAER, MARRIED AND CHRISTOPHER B. MENNES, MARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CHRISTINE H. WARD,*** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

*unmarried

Land in Davidson County, Tennessee, being the westerly 62 1/2 ft. of the southerly 150 ft. of Lot No. 58 on the plan of Stratton and Seymour's Addition to Edgefield, now East Nashville, as shown on the plat of record in Book 57, page 23, and being more particularly described as follows:

Beginning at the northerly margin of Chickamauga Ave., at the corner of Lot nos. 57 and 58; thence with the northerly margin of said avenue, easterly 62 1/2 ft.; thence northwardly and parallel with the line between said two lots, 150 ft. to the southerly margin of a proposed alley, thence with the same, westwardly 62 1/2 ft. to the line between lots nos. 57 and 58; thence with said line, southwardly 150 ft. to the beginning.

Being the same property conveyed to Richard VanBerckelaer and Christopher B. Mennes in Instrument 20060328-0035277, Register's Office for Davidson County, Tennessee.

Richard VanBerckelaer executes this instrument as Attorney-In-Fact on behalf of Christopher B. Mennes, pursuant to the Power of Attorney being recorded in Instrument *** , Register's Office for Davidson County, Tennessee.
RICHARD VANBERCKELAER HEREBY MAKE OATH THAT THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE DOMICILE OF RICHARD VANBERCKELAER.
CHRISTOPHER B. MENNES HEREBY MAKE OATH THAT THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE DOMICILE OF CHRISTOPHER B. MENNES.
SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE. *** 20070315 00 31729

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
1013 CHICAMAUGA AVENUE, 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 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. Whenever 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, this date: 03/12/07

Richard VanBerckelaer

Christopher B. Mennes

BY: Christopher B Mennes
Richard VanBerckelaer, Attorney-In-Fact
by Richard VanBerckelaer AIF POA

LTSR Number:

GTE File: 2007020746

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard VanBerckelaer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 12th day of March, 2007.

L. MACKENZIE COHEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of March, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard VanBerckelaer to me known to be the person who executed the foregoing instrument in behalf of Christopher B. Mennes, and acknowledged that he executed that same as the free act and deed of the said Richard VanBerckelaer.

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of March, 2007.

L. MACKENZIE COHEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____