JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,200.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF March, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

R-FSB-07-1041

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
Terry Wilson	First State Bank Belle Meade	
1041 Granada Avenue (ADDRESS)	4329 Harding Road (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	83-1-161

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 HARMONY INVESTMENT PROPERTIES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TERRY WILSON AND SHANE KEMP, 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 EASTERN HALF OF LOT NO. 10 ON THE PLAN OF W. H. HYRONEMUS' ADDITION, AS OF RECORD IN BOOK 161, PAGE 174, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID EASTERN HALF OF LOT NO. 10 FRONTS 50 FEET ON THE NORTH SIDE OF BAILEY AVENUE, AND RUNS BACK, BETWEEN PARALLEL LINES, WITH THE WESTERN MARGIN OF A 15 FOOT ALLEY, 168 FEET TO A 15 FOOT ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO MIQUELANGEL ACEVEDO, BY WARRANTY DEED FROM KENNETH R. GREER AND STANLEY H. MORRIS, JR. RECORDED JULY 6, 2005 AT INSTRUMENT NO. 20050706-0077718 AND FURTHER CONVEYED TO HARMONY INVESTMENT PROPERTIES, LLC BY QUITCLAIM DEED RECORDED FEBRUARY 22, 2006 AT INSTRUMENT NO. 20060222-0020626, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 1041 Granada Avenue, Nashville, Tennessee 37206
(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 15th day of March, 2007.

Harmony Investment Properties, LLC

BY: _____

BY: _____

Davidson County DEEDWARR
Recvd: 03/20/07 12:33 2 pg
Fees:13.00 Taxes:363.34

20070320-0033824

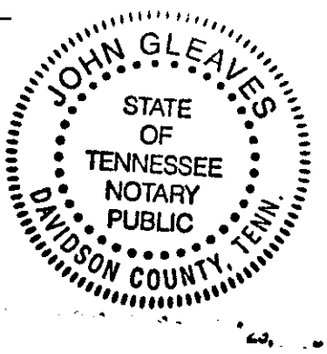
STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of March, 2007, before me personally appeared Mike Acevedo and Raymond NG, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Cheif Managers of Harmony Investment Properties, LLC, the within named bargainors, a limited liability company, and that they as such Cheif Managers executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of March, 2007.

Notary Public

My Commission Expires: 7-24-10



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