Davidson County DEEDWARR
Recvd: 03/21/07 13:19 3 pgs
Fees:18.00 Taxes:2220.00
20070321-0034402

FROM: Maclin P. Davis, Jr.

TO: Kimberly A. Bosworth and husband, Christopher M. Bosworth

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Kimberly A. Bosworth and Christopher M. Bosworth 1400 8th Ave N. Unit 430 Nashville Tn 37208	Same	Map 130-9 Parcel 66

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Rebecca D. Price
Affiant

Subscribed and sworn to before me, this the 13 day of March, 2007.

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/24/2007

Tabatha Edwards
Notary Public

My Comm. Expires: 11/24/07

GENERAL 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 and sufficiency of which are hereby acknowledged, Maclin P. Davis, Jr., hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Kimberly A. Bosworth and husband, Christopher M. Bosworth, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 6 on the northwesterly part of Lot No. 5 on the map of a Resubdivision of Lots 3, 4 and 5 of the Bransford Realty Company's Forrest Park Subdivision of part of Belle Meade, as of record in Book 421, page 64, said Resubdivision being unrecorded and described partly according to a survey made March 25, 1941, by S. R. Sanford, Jr., Civil Engineer, as follows:
>
> Beginning at a point in the southwesterly margin of a 25 foot strip reserved for roadway, 35 feet northwesterly from a spike set in the center line of Page Road, being the northeast corner of the property conveyed to Wakefield, by deed of record in Book 1195, page 547, thence along the margin of said reserved strip, northwesterly 215 feet to an iron pin in the

northwesterly corner of Lot No. 6 of said Bransford Realty Company's Forrest Park Subdivision; thence southwesterly along the line between Lot 6 of said Bransford Realty Company's Subdivision and Lot 6 of said Resubdivision 175 feet to a point; thence southeasterly 123.26 feet to the common corner of Lots 4 and 5 of said Resubdivision, being the northerly rear corner of said Wakefield property above mentioned; thence along Wakefield's line, northwesterly 325 feet, more or less, to the beginning.

Being the same property conveyed to Maclin P. Davis, Jr. by deed from Joseph B. Hart and wife, Michelle R. Hart, of record as Instrument No. 20040602-0064406, said Register's Office.

The above described property is not the usual place of residence of the Grantor.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2007 Metropolitan Government Taxes.

2. Driveway Easement of record as Instrument No. 20000525-0052479, as corrected in Instrument No. 20000530-0053196, said Register's Office.

3. Easement of record in Book 8104, page 232, said Register's Office.

4. All matters shown on the plan, including an easement reserved for road, of record in Book 421, page 64, said Register's Office.

5. Sewer easement of record in Book 6313, page 874, said Register's Office.

This is improved property located at 407 Page Road, 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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is each lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the 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 13th day of March, 2007.

Maclin P. Davis, Jr.

Maclin P. Davis, Jr.

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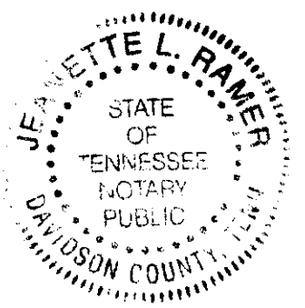
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maclin P. Davis, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13th day of March, 2007.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/21/07



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