WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/22/07 14:11 2 pgs
Fees:13.00 Taxes:148.00
20070322-0035005

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$40,000.00.**

Affiant

Subscribed and sworn to before me this 21st day of March, 2007

Notary Public
My Commission expires: 9-2007
(Affix Seal)

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Synergy Properties, LLC	Same	072-15-0-166.00
1605 Porter Avenue		
Nashville, Tn 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Juanita D. Lockert, Executrix for The Estate of Lula F. Demoss**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Synergy Properties, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 56 on the plan of Porter Road Subdivision of the Shinkle Property, of record in Book 843, page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Richard DeMoss and wife, Lula DeMoss, by deed from William E. Satterfield and wife, Barbara H. Satterfield, on February 8, 1968, of record in Book 4210, page 584, Register's Office for Davidson County, Tennessee. The said Richard DeMoss having died leaving said property to Lula DeMoss by right of survivorship. The said Lula DeMoss having died testate naming Juanita Demoss Lockert as the Admisistratrix for the Estate.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 843, page 38, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book , page , Register's Office for County, Tennessee.

This is improved property known as: **1605 Porter Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 21, 2007.

The Estate of Lula F. Demoss

Juanita D. Lockert
By Juanita D. Lockert

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Juanita D. Lockert, Executrix of the Estate of Lula F. Demoss,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 21, 2007

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY