Prepared by:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South
Dickson, TN 37055

Davidson County DEEDWARR
Recvd: 03/23/07 10:38 2 pgs
Fees:13.00 Taxes:203.50

20070323-0035210

17-0703-170016

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $55,000.00

Affiant

Subscribed and sworn to before me, this 17th day of March, 2007.

Notary Public
My commission expires: 8-4-2010

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Tommy L. Boulton 1206 Stainback Nashville TN 37207	Tommy L. Boulton 813 HILLVIEW HEIGHTS NASHVILLE, TN 37204	071-15-0-435.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donna F. Whitworth, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tommy L. Boulton, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 106 and the south 17 feet 2 inches, more or less, of Lot No. 107, on the Plan of Sharpe and Horn's First Addition, of record in Book 57, Page 152, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Said lot and part of said lot adjoin and front together 67 feet 2 inches, more or less, on the westerly side of Stainback Avenue, and run back between parallel lines 165 feet, more or less, to an alley.
>
> Being the same property conveyed to Novella E. McClain, unmarried and Donna F. Whitworth, a married woman by Quitclaim Deed from Novella E. McClain, unmarried, dated August 19, 1996, recorded September 5, 1996, of record in Book 10180, Page 279, Register's Office for Davidson County, Tennessee. Novella E. McClain having since deceased on August 18, 2006.
>
> Walter Whitworth, the spouse of Donna Whitworth hereby joins in this conveyance, to convey any right, title and interest he may have, by virtue of marriage to Donna Whitworth.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1206 Stainback, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 17th day of March, 2007.

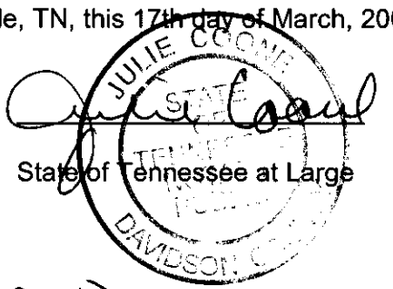
Donna F. Whitworth

WALTER WHITWORTH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donna F. Whitworth and Walter Whitworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 17th day of March, 2007.



State of Tennessee at Large

My Commission expires

11-24-2010