This instrument prepared by:
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Cynthia Gore

Davidson County DEEDWARR
Recvd: 03/26/07 13:51 3 pgs
Fees:18.00 Taxes:762.57
20070326-0036150

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Beau West and wife, **Melanie K. West** **5020 Trousdale Drive** **Nashville, TN 37211**	American Home Mortgage 538 Broadhollow Rd Melville, NY 11747	**146-12-0-122.00**

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, **Ann S. Wing,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Beau West and wife, Melanie K. West**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Arrowwood Subdivision, of record in Book 6050, page 275, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.
>
> Being the same property conveyed to Ann E. Wing by deed from Janie B. Batey, unmarried of record in Book 10168, page 681, RODC, TN.

SUBJECT TO THE FOLLOWING:

1. 2007 Taxes are a lien, but not yet due and payable.
2. Restrictive covenants contained in Book 2154, page 326, ROWC, TN.
3. All matters on the Plan of record in Book 6050, page 275, ROWC, TN.
4. Subject to any and all building and zoning regulations of City, County and State.
5. Subject to notes on Plan of record.

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 I COVENANT with the said Grantee(s) that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my heirs and representatives, 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.

This ( ) unimproved (X) improved property is known as: 5020 Trousdale Drive, Nashville, TN 37211

WITNESS OUR HAND(S) THIS 8th DAY OF MARCH, 2007 IN Brentwood, TENNESSEE.

Ann S. Wing
SELLER: Ann S. Wing

SELLER:

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary for said State and County, Ann S. Wing, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 8 day of March, 2007 in Franklin, TN.

Notary Public

My Commission Expires: 06/29/2010

TARON FORTNER
NOTARY PUBLIC
OF
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

TNJ/cg/18605.2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $206,100.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 8 day of March, 2007, in Franklin, Tennessee.

Notary Public



My Commission Expires: 06/29/2010

TNJ/cg/18605.2007