Davidson County DEEDWARR
Recvd: 03/28/07 08:11 2 pg
Fees:13.00 Taxes:180.65

20070328-0036722

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 48,824.71

Subscribed and sworn to before me, this the 13th day of January 2007

My Commission expires: 11/14/09
(Affix Seal)

Affiant

Notary Public

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Nov. 14, 2009

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
ROBERT GREENE, ATTORNEY
208 Third Avenue North, Nashville, TN

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Douglas E. Betty, et ux (Name)	Same (Name)
4519 Shys Hill Road (Street Address)	(Street Address)
Nashville, Tennessee 37215 (City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP & PARCEL NO. 71-11-77	FIELD BOOK NO.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION; THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Doug Betty and Wife Shirley I. Betty

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Douglas E. Betty and Wife, Laura R. Betty

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, State of Tennessee, being the east 50 feet of the west 270 feet of Lot No. 3 on the Map of the Subdivision of Lot No. 6 of the William White Lands, as of record in Book 332, Page 78, Register's Office for said County.

Said part of said lot fronts 50 feet on the northerly side of Edith Street, and runs back between parallel lines, 180 feet more or less to a dead line.

Being the same property conveyed to Doug Betty and wife Shirley I. Betty by deed from Lois Edward Tidwell and wife, Edith Marie Tidwell of record as Instrument No. 20061208-0151775 dated November 29, 2006, said Register's Office.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 303 Edith Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in 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 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 our hand S this 13th day of January 2007

Doug Betty

Shirley I. Betty

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Doug Betty and wife Shirley I. Betty _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that their executed the within the instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of January 2007.

My Commission expires:

11-14-09

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Nov. 14, 2009

Robert Greene Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within the instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGEMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for said State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be the named bargainor, a corporation (or partnership), and that _____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____s0elf as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public