STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of March, 2007.

Notary Public

My Commission Expires: 02/04/11

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/28/07 10:42 2 pgs
Fees:13.00 Taxes:488.40
20070328-0036987

ADDRESS NEW OWNER(S) AS FOLLOWS:
Virginia Parker

2712 Sandy Drive
Nashville, Tennessee 37216

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

73-05-176.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeremy H. Rexroad, unmarried, hereinafter referred to as Grantors, hereby transfers and conveys to Virginia Parker, **unmarried,** hereinafter referred to as 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. 12 on the Plan of Riverwood Terrace, of record in Book 1835, Page 134, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 12 fronts 109.95 feet on the southeasterly side of Sandy Drive and runs back 169.27 feet on the northeasterly line and 160.1 feet on the southwesterly line to a dead line on which it measures 93 feet.

Being the same property conveyed to Jeremy H. Rexroad, unmarried by Warranty deed from Winford L. Gilliam, unmarried, of record in Deed Book 11175, page 373, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2007 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 1835, Page 134, Register's Office of said County.

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.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2712 Sandy Drive, Nashville, TN 37216.

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 I do covenant with the said **GRANTEES** that I am lawfully seized 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; and I do 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.

Witness my hand this 23rd day of March, 2007.

Jeremy H. Rexroad

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jeremy H. Rexroad, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 23rd day of March, 2007.

Notary Public

My Commission Expires: 11/8/08

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY TENN.

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