Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

05-0703-63477

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $880,000.00

Affiant

Subscribed and sworn to before me, this 27th day of March, 2007.

Notary Public
My commission expires: 5/22/2010

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Paul A. Latour	OWNER	54-12-0-002
725 General Kershaw Drive	404 ELLENDALE AVE.	
Old Hickory TN 37138	NASHVILLE TN 37205	

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, James I. Evans and wife, Janet E. Evans, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Paul A. Latour and wife, Dana L. Latour, 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 the first and fourth Civil District of both Wilson and Davidson Counties, Tennessee, and more particulary described as follows:

Beginning at an iron pin set in the government take line of Old Hickory Lake, being the Northeast corner of a tract of land conveyed to Hoover Motor Express Company, of record in Book 2908, Page 18, Register's Office for Davidson County, Tennessee; thence, along the easterly boundary of said Hoover tract South 12° 30' West 263.5 feet to an iron pin set in the northerly margin of General Kershaw Drive; thence, on a 40 foot radius in an easterly direction along said drive, 64.4 feet to an iron pin; thence, in a northeasterly direction 208 feet, more or less, to an iron pin set in the said government take line; thence, along said government take line, North 2° 10' East 20 feet to an iron pin; thence, continuing along the said government take line, North 44° 02' West 154.7 feet to the point of the beginning.

Being the same property conveyed to James I. Evans and wife, Janet E. Evans by deed from Martha B. Flowers, dated 1-19-1995, recorded 1-20-1995, of record in Book 9575, Page 327, Register's Office for Davidson County, Tennessee.

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 725 General Kershaw Drive, Old Hickory, TN 37138

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.

Davidson County DEEDWARR
Recvd: 04/05/07 14:21 2 pgs
Fees:13.00 Taxes:3256.00
20070405-0041138

WITNESS my hand this 27th day of March, 2007.

James I. Evans

Janet E. Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James I. Evans and Janet E. Evans, 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 HERMITAGE, TN, this 27th day of March, 2007.

State of Tennessee at Large

My Commission expires
5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010