B 04 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/12/07 13:55 2 pgs
Fees:13.00 Taxes:607.73

20070412-0044167

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $164,250.00

Priscilla Caprice Warner
Affiant

Subscribed and sworn to me on April 11, 2007.

Lisa A. Boyd
NOTARY PUBLIC

T. A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22409SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Paul L. Slentz Magdalen Mitchel 4016 Devonshire Drive Nashville, TN 37207	SAME AS NEW OWNERS	041-11-101

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Bobby E. Warner and wife, Priscilla Caprice Warner, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Paul L. Slentz and wife, Magdalen Mitchel, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Bellshire Estates, Section 1, of record in Book 2133, pages 124 and 125, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.
>
> Being the same property conveyed to Bobby E. Warner and wife, Priscilla Caprice Warner, by Deed dated March 9, 1992 from Rajiv Anand and wife, Vinita Anand, of record in Book 8571, page 673, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 2133, pages 124 and 125 Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 4016 Devonshire Drive, 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 and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hands on April 11, 2007.

Bobby E. Warner

Priscilla Caprice Warner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 11, 2007, before me personally appeared Bobby E. Warner and Priscilla Caprice Warner to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on April 11, 2007.

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

My Commission Expires: