THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Heritage Title Services, LLC

8115 Isabella Lane
Suite 5

Brentwood, TN 37027

Address New Owner(s)
Benjamin C Wilson
181 Due West Dr.
Mt. Juliet, Tennessee 37122

Send Tax Bills To:
Benjamin C. Wilson
181 Due West Dr.
Mt. Juliet, TN 37122

Map & Parcel Nos.:
094-01-0-252.00
094 01 0 252.22

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/18/07 13:42 2 pg
Fees:13.00 Taxes:238.65

20070418-0046358

WARRANTY DEED

THIS INDENTURE, made and entered into this **8th day of March 2007**, by and between **Robert Smith**, party of the first part, and **Benjamin C Wilson**, party of the second part,

WITNESSETH: That for and in consideration of **SIXTY FOUR THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($64,500.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Being Lot No. 67 on a Revision of a Part of Section One, Revised, Shelby Heights Subdivision, as of record in Book 2854, Page 69, Register's Office for Davidson Country, Tennessee. Said Lot No. 67 begins at a point in the southerly margin of Lenore Street, the common front corner of Lots 67 and 68; thence it extends southwardly 104.3 feet to the common rear corner of Lots 67 and 68; thence westwardly 71.52 feet to an iron pin in the easterly margin of an alley; thence with said margin northwardly 92.24 feet to a concrete monument which marks the beginning of a curve with a radius of 15.67 feet; thence with said curve to the north, then to the east 24.02 feet to a concrete monument in the southerly margin of Lenore Street; thence with said margin, eastwardly 40.51 feet to the beginning.

Being the same property conveyed to Robert Smith from Robert J. Teaney by Final Decree Confirming Sale dated January 26, 2005 of record in Instrument Number 200502280021299 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Robert Smith

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert Smith** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 8th **day of** March, **2007**.

My commission expires: 9-25-10

Notary Public

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$64,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 8 **day of** March, **2007**.

PROPERTY ADDRESS:
1308 Lenore St.
Nashville, TN 37206

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010