WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2007

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John Stuart Wilson	Capital Bank & Trust Company	Map 095
131 Spring Valley Road	1808 West End Avenue, Suite 600	Group 04-0
Nashville, TN 37214	Nashville, TN 37203	Parcel 235.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Carolyn S. Workman, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
John Stuart Wilson and Jennifer A. Cecil, both unmarried Tenants in Common with Rights of Survivorship
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the northerly part of Lot No. 71 and a small portion of Lot No. 73, on the Map of Bluefields, of record in Book 843, Page 34, of the Register's Office for said Davidson County, TN, and being shown as Lot No. 13 on the Map of the Resubdivision of Lots Nos. 71, 72 and 73 in Bluefields, not of record, and described according to a survey made by Z. J. Wilkinson, Surveyor, July 10, 1950, as follows:

Beginning at an iron pin in the easterly margin of Spring Valley Road at the southwest corner of Lot No. 70 on the Map of Bluefields Subdivision, of record in Book 843, Page 16, said Register's Office; thence with the south line of said Lot No. 70 southeasterly 234 feet and continuing southeasterly along the south line of Lot No. 69 of said last mentioned Bluefields Subdivision, 106 feet to a point; thence southerly 69.2 feet to a point; thence north 75 deg. 53' west 306 feet to a point in the east margin of Spring Valley Road 50 feet north of the common corner of Lots Nos. 71 and 72 of Bluefields Subdivision, of record in Book 843, Page 34, said Register's Office; thence with the easterly margin of said Road, northerly 150 feet to the point of beginning.

Being the same property conveyed to Roland B. Workman and wife, Carolyn S. Workman by deed from Vern H. Kerchberger and wife, Mary Ann P. Kerchberger, of record in Book 3807, Page 183, said Register's Office, dated August 21, 1964. The said Roland B. Workman now being deceased.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 843, Page 34, said Register's Office; (3) Utility Easement of record in Book 4834, Page 409, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 131 Spring Valley Road, Nashville, TN 37214

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 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 is 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 my hand this 10th day of April, 2007.

Carolyn S. Workman

Carolyn S. Workman

FILE BOX 45

Davidson County DEEDWARR
Recvd: 04/19/07 14:08 2 pg
Fees:13.00 Taxes:969.40

20070419-0046998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 10th day of April, 2007.

My Commission Expires: 11/22/10

Notary Public

