RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/01/07 12:21 2 pgs
Fees:13.00 Taxes:2424.98
20070501-0051773

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Daniel J. Sharfstein and Ann M. Mikkelsen	New Owner	Map/Parcel
2513 Barton Avenue		10411024900
Nashville, TN 37212		07-03-12921 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Morgan J. Wills and wife, Heather E.P. Wills,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Daniel J. Sharfstein and Ann M. Mikkelsen,*** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

*husband and wife

Land in Davidson County, Tennessee, being the northerly 150 feet of Lot No. 62 on the map of Bransford Realty Company's Subdivision of The Edgar Jones Home Place, as of record in Book 421, page 7, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 62 fronts 60 feet on the southerly side of Barton Avenue and runs back between parallel lines 150 feet.

Being the same property conveyed to Morgan J. Wills, by Warranty Deed from James R. Nolan, unmarried, and Barbara K. Breen,recorded on the 4th day of March, 1999, in Book 9965, page 445,, in the Register's Office of Davidson County, Tennessee.

Heather E.P. Wills, spouse of Morgan Wills joins in this conveyance to relinquish any interest she may have, in this subject real property.

This conveyance is subject to the following:

1. All matters as shown on Plat in Plat Book 421, page 7, Register's Office for Davidson County, Tennessee.
2. 2007 property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantees.

This is improved property commonly known as 2513 Barton Avenue, Nashville, TN 37212

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $655,400.00

Affiant

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

My Commission Expires: 03.22.2008

Notary Public

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of April, 2007.

Morgan J. Wills

Heather E.P. Wills

State of Tennessee
County of Davidson

Morgan J. Wills and wife, Heather E.P. Wills, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2007.

Notary Public

MY COMMISSION EXPIRES:
September 19, 2009

My commission expires: _____

ROBERT JOHN NOTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY