WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/07 11:35 2 pgs
Fees:13.00 Taxes:425.50

20070503-0053041

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$115,000.00.**

Affiant

Subscribed and sworn to before me this 1st day of May, 2007

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Stephen W. Grace	NEW OWNER	072-09-0-296.00
205 N. UNIVERSITY		
MURFREESBORO, TN 37130		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Synergy Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Stephen W. Grace***, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

* A MARRIED MAN

Being Lot No. 48 on the plan of , of record in Eskridge's Subdivision of part of the W.B. Franklin Property Book 547, page 52, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William J. Cary by deed from Don W. Myers, a single personon January 31, 2007 of record in Instrument Number 20070202-0013745, Register's Office for Davidson County, Tennessee. And further conveyed to Synergy Properties, LLC by Quitclaim Deed from William J. Cary of record in Instrument Number 20070503 00 53040 **, said Register's Office.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 52, Register's Office Davidson County, Tennessee.

This is improved property known as: **904 Fairwin Avenue, Nashville, TN 37216**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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 this May 1, 2007.

Synergy Properties, LLC

By William J. Cary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of May, 2007, before me, appeared William J. Cary, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Synergy Properties, LLC and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said William J. Cary acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

8-22-07

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067