WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/07 14:53 2 pgs
Fees:13.00 Taxes:475.45

20070516-0058762

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $128,500.00.

Bell R Troxel
Affiant

Subscribed and sworn to me on May 4, 2007.

NOTARY PUBLIC

JULIE BHATTACHARYA PEAK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
~~Julie~~ Bhattacharya Peak
My Commission Expires
September 25, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Julie Bhattacharya Peak
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22427SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Christian Todd 509 Radnor Street Nashville, TN 37211	New Owner	119-13-237

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, Bell R. Troxel, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Christian Todd, hereinafter called **"GRANTEE,"** his 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. 108 on the Plan of College Heights of record in Plan Book 332, page 19, 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 Bell R. Troxel, unmarried, by Deed from Anthony Bell and wife, Staci L. Bell, of record as Instrument No. 20001023-0104886 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 332, page 19, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 509 Radnor Street, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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 GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 May 4, 2007.

Bell R. Troxel

Bell R. Troxel

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 30, 2007, before me personally appeared Bell R. Troxel to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as his/her free act and deed.

Witness my hand and official seal on May 4, 2007.

NOTARY PUBLIC

My Commission Expires: _____

JULIE BHATTACHARYA PEAK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Julie Bhattacharya Peak
My Commission Expires
September 25, 2010
STATE OF TENNESSEE