This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Andrew A. Michel
2905 Woodlawn Drive
Nashville, Tennessee 37215

SEND TAX BILL TO:

MORTGAGEE: + Send tax bills too
Bank of America
900 West Trade Street
Charlotte, NC 28255-0001

MAP 117-2
GROUP
PARCEL 156.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum 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, **Kitty Dibrell Freeman and husband, Lawson G. Freeman, Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Andrew A. Michel and wife, Corrine L. Michel,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

Being the same property conveyed to Kitty Dibrell Freeman by Quitclaim Deed from Beverly Stratton Reeves of record in Book 10993, page 967, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **2905 Woodlawn Drive, Nashville, Tennessee 37215.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

*Lawson G. Freeman, Jr., spouse of Kitty Dibrell Freeman hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

Davidson County DEEDWARR
Recvd: 05/24/07 13:37 3 pgs
Fees:18.00 Taxes:1378.25
20070524-0062083

WITNESS our hands this the **23rd** day of **May, 2007.**

Kitty Dibrell Freeman

Lawson G. Freeman, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kitty Dibrell Freeman and husband, Lawson G. Freeman, Jr.**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of May, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $372,500.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of May, 2007.

NOTARY PUBLIC

Fran V. Oroson
State of Tennessee Notary Public
Davidson County
My Commission Expires 03/21/2009

My Commission Expires:

Exhibit A

BEING PART OF LOT NO. 1 ON THE PLAN OF THE FARM LANDS OF SAMUEL WATKINS, DECEASED, AS OF RECORD IN BOOK 57, PAGE 16, REGISTER'S OFFICE FOR SAID COUNTY, BEING LOT NO. 13, BLOCK NO. 2 ON THE UNRECORDED PLAN OF STOKES TRACT DESCRIBED ACCORDING TO SURVEY MADE BY Z. M. WILKINSON, LANDSCAPE PLANNER, MAY 6, 1937, AS FOLLOWS:

BEGINNING AT THE COMMON CORNER OF LOTS 12 AND 13 IN THE EASTERLY MARGIN OF WOODLAWN AVENUE, AND RUNNING WITH SAID WOODLAWN AVENUE SOUTHERLY 80 FEET, THENCE EASTERLY 181 FEET TO THE COMMON CORNER OF LOTS 10 AND 13, THENCE NORTHERLY 85 FEET TO THE COMMON CORNER OF LOTS 12 AND 13, THENCE 181 FEET MORE OR LESS TO THE BEGINNING.