ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS:
REALM Development LLC	**Same**	**Map 26-5**
140 Jefferson Square		**Parcel 17**
Nashville, TN 37215		

WARRANTY DEED

For good and valuable consideration paid and received, the Grantor, Ruth H. Wagner, by these presents does transfer and convey unto the Grantee, REALM Development LLC, all of my right, title and interest in and to that certain tract or parcel of land in Goodlettsville, Davidson County, Tennessee, described as follows:

Tract 1: Being Lots No. 23 and 24 of Block "E" on the Map of Roscoe Place, as of Record in Book 843, Page 72, Register's Office for said County;

Said Lots No. 23 and 24 front 50 feet each on the easterly side of Hudson Avenue and run back between parallel lines 150 feet to a dead line.

Being part of the same property conveyed to Rolly T. Hargrove and wife, Flora Hargrove by deed from Ed F. Ray and wife, Oma Ray of record in Book 00001082, page 0000131, Register's Office of Davidson County, Tennessee. Rolly T. Hargrove having since died testate on October 25, 1962 and Flora Hargrove having since died intestate on December 21, 1982. An affidavit of heirship being of record, instrument #20070327-0036628 notes said described property to be owned by Ruth H. Wagner and Marjorie H. Ewers.

This is unimproved property known 0 East Avenue, aka 208 East Avenue, Goodlettsville, Tennessee, 37208.

Said Property is conveyed subject to restrictions and easements of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns forever. And the Grantors covenant with the Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered except as stated above. And the Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 11 day of April. 2007.

Ruth Wagner

RUTH H. WAGNER

Davidson County DEEDWARR
Recvd: 06/14/07 16:02 2 pgs
Fees:13.00 Taxes:32.56

20070614-0071573

STATE OF FLORIDA)
COUNTY OF INDIAN RIVER)

Before me personally appeared, RUTH H. WAGNER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at office, this 11th day of April, 2007.

My commission expires: 6/21/2008

Nancy E. Heidt
NOTARY PUBLIC

NANCY E. HEIDT
Notary Public, State of Florida
My comm. expires June 21, 2008
No. DD 329747

STATE OF ~~FLORIDA~~ Tennessee)
COUNTY OF ~~INDIAN RIVER~~ Davidson)

The actual consideration for this transfer is $8,800.

THIS INSTRUMENT WAS PREPARED BY:
Peggy D. Mathes, Attorney at Law
20 Academy Place
Nashville, TN 37210
(615) 256-4747

AFFIANT

Sworn to and subscribed to before me this 24 day of May, 2007.

Carol Stanton
NOTARY PUBLIC

My Commission expires: 07/21/07

CAROL STANTON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.