Davidson County DEEDWARR
Recvd: 06/15/07 15:23 2 pgs
Fees:13.00 Taxes:1994.67

20070615-0072069

BOX 50-B

PREPARED BY: BANKERS TITLE & ESCROW CORP. 2310 WEST END AVE. NASHVILLE TN 37203

RETURN TO:

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $539,100.00

Affiant

Subscribed and sworn to before me
This 11 day of June, 2007

Notary exp: 5/24/09

Address of new owners:
415 Fairfax Avenue
Nashville, TN 37212

Send tax bills to:
Suntrust Mtg Co.
901 Semmes Ave.
Richmond, VA 23224

Map & Parcel:
104-10-0-146.00

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I **Virginia L. Shepherd and Charles Allen Brau, as joint tenants with right of survivorship** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James R. Hart and Shari Hart, husband and wife** 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:

Being the easterly 29 feet of Lot No. 154 and the westerly 31 feet of Lot No. 155 on the Map showing Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, and the southeasterly triangular portion of Lot No. 2 on the Plan of the subdivision of Lots No. 152, 153 and part of Lots No. 151, 154, and 157 of the unrecorded Plan of Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, as of record in Book 3500, page 70, Register's Office for said County, described together from surveys by S. R. Sanford Jr., dated August 21, 1937 and A & A Engineers, Inc., dated October 22, 1974, as follows:

Beginning at an iron pin in the southerly margin of Fairfax Avenue, the northeast corner of said Lot No. 2 on the recorded plan of record in Book 3500, Page 70, said Register's Office, the northwest corner of the subject tract; thence with the easterly line of said Lot No. 2 and the projection thereof, South 11 deg. 00' west (South 5 deg. 49' 03" West on the survey by A & A Engineers, Inc. Supra) 215.87 feet to a point in the south line of said Lot No. 2; thence with said line North 65 deg. 04' East (North 70-deg. 40, 34'' East on said survey) 83.36 feet to the eastermost corner of said lot No. 2; thence North 88 deg. 00' West (North 85 deg. 20' 57'' West on said survey) 15:11 feet to an iron pin, Ryden's original southeast corner; thence with Ryden's original east line and parallel with his west line, northeastwardly 180.0 feet, more or less, to a point in the southerly margin of Fairfax Avenue; thence with said margin of Fairfax Avenue, Northwestwardly 60 feet to the point of beginning.

Being the same property conveyed VIRGINIA L. SHEPHERD and CHARLES ALLEN BRAU, as joint tenants with right of survivorship by deed from VIRGINIA L. SHEPHERD and CHARLES ALLEN BRAU, both unmarried, and recorded in Book 9734 Page 789 dated July 18, 1995 in Register's Office for Davidson County, Tennessee.

The 2007 County property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: 415 Fairfax Avenue Nashville, TN 37212

OR The property is unimproved.

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 11 day of June, 2007.

Virginia L. Shepherd

Charles Allen Brau

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia L. Shepherd and Charles Allen Brau, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 11 day of June, 2007

Tabatha Edwards
Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007