03

Fidelity Title
48 A

This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh Entrekin, Atty
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2007.

Notary Public

My Commission Expires: 3/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Lane Wallace 718 Thompson Lane, #108 Nashville, TN 37214	NEW OWNER	104-15-84.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Rigid Development, Inc. (erroneously referenced as Rigid Development in prior deed of record)** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lane Wallace,** hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being the easterly 45 feet of the easterly 90 feet of Lot No. 35 on the Map of Sunset Park, as of record in Book 332, Page 132, Register's Office for Davidson County, Tennessee.

Said part of Lot 35 fronts 45 feet on the northerly side of Turner Avenue, formerly "B" Street and runs back between parallel lines 160.5 feet to the southerly line of Lot No. 50.
*METRO LETTER ATTACHED
Being the same property conveyed to Rigid Development, aka Rigid Development, Inc. by Warranty Deed from Mary Motte Rhette Walker Fikri, of record in Instrument No. 20061206-0150731, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to any and all existing easements and restrictions shown of recording including but not limited to:

- Joint driveway agreement of record in Instrument No. 20061129-0147245, said Register's Office.
- Those of record in Book 332, Page 132, said Register's Office.

This is unimproved property known as: 2524 Sunset Avenue, Nashville, TN 38215.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 06/19/07 09:14 3 pgs
Fees:18.00 Taxes:925.00
20070619-0073000

WITNESS my hand this 15th day of June, 2007.

Rigid Development, Inc.

By: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named **Brent Craig**, with whom I am personally acquainted, and who upon his/her oath, acknowledged himself/herself to be the President of Rigid Development, Inc., the bargainor, a Tennessee Corporation, and that he/she as such President, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Corporation by himself/herself as such President.

Witness my hand, at Brentwood, Tennessee, 15th day of June, 2007.

Linda J. Ott
NOTARY PUBLIC

My Commission Expires: 1-20-10

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

BILL PURCELL
MAYOR

file

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

DEPARTMENT OF WATER AND SEWERAGE SERVICES
1600 SECOND AVENUE, NORTH
NASHVILLE, TENNESSEE 37208-2206

May 14, 2007

Mr. Brent Craig
Rigid Development
2524 Sunset Pl
Nashville, TN 37212

Re: Existing House
Sanitary Sewer Easement
Map 104-15, Parcel 084.00
Pt Lot 35 Sunset Park

Dear Mr. Craig:

We have no objection to a 4-1/2 foot encroachment for the existing house onto the sanitary sewer easement located at 2524 Sunset Place, Map 104-15, Parcel 084.00 as indicated on your drawing.

Should you have any questions, you may contact me at 862-4935.

Sincerely,

Ron Sweeney
Administrative Services Officer 4

RS:cn

Cc: Mr. Greg Ballard, P.E., Engineer 3

If you need assistance or an accommodation, please contact Metro Water Services, Mr. Joseph A. Estes, Sr. at 615-862-4862, 1600 Second Avenue North, Nashville, Tennessee 37208.