RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $265,000.00.

Kevin McB

Affiant

Subscribed and sworn to me on June 29, 2007.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 07/02/07 13:43 2 pgs
Fees:13.00 Taxes:980.50

20070702-0078762

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22587SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Donald B. Safer Sharon W. Safer	Wachovia Mortgage Corp. 1100 Corporate Center Dr. Raleigh, NC 27607	104-5-4

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, Tim Wilson, a married man and Kevin McGinn, a married man, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Donald B. Safer and Sharon W. Safer,* hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

*husband and wife

Land in Davidson County, Tennessee, being Lot no. 23 on the map showing part of the West Grove Subdivision, as of record in Book 421, page 87, said Register's Office.

Said Lot No. 23 fronts 50 feet on the easterly side of 40th Avenue, North, and runs back between parallel lines, with the northerly margin of an alley, 160 feet to an alley in the rear.

Being the same property conveyed to Tim Wilson, a married man and Kevin McGinn, a married man, by Warranty Deed from Daniel Zink, unmarried of record as Instrument No. 20031118-0168467, Register's Office for Davidson County, Tennessee.

Anna E. Wilson, the wife of Tim Wilson and Cindy McGinn, the wife of Kevin McGinn, do not join in this conveyance as the subject property is not now, nor has it ever been used as the primary residence of the parties.

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. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This property is also known as improved property located at 106 40th Avenue North, Nashville, TN 37209.

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, has 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, 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.

WITNESS our hands on June 29, 2007.

Tim Wilson

Kevin McGinn

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 29, 2007, before me personally appeared Tim Wilson and Kevin McGinn to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 29, 2007.

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: