PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 07/03/07 10:06 2 pgs
Fees:13.00 Taxes:1036.00
20070703-0079268

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

W & I Ref:(__gj__) Title No: 48719
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John K. West Kimberly R. West 1401 Paris Avenue Nashville, Tennessee 37212	New Owner

TAX MAP-PARCEL NUMBERS: 11801007600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$280,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Alan Stuit and spouse, Katherine Ann Stuit**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John K. West and spouse, Kimberly R. West** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No. 71 on the Plan of Victoria Place of record in Book 332, Page 10, Register's Office for said County.

Said Lot No. 71 fronts 62.5 feet on the southerly margin of Paris Avenue and extends back between parallel lines 130 feet to an alley.

Being the same property conveyed to David Alan Stuit and spouse, Katherine Ann Stuit by deed from Ashley E. Bourne, unmarried, of record in Doc. No. 20050808-0093404, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 332 Page 10, said Register's Office.

This is improved property, known as: 1401 Paris Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of June, 2007.

David Alan Stuit

Katherine Ann Stuit

State of TENNESSEE
County of DAVIDSON

On this 28th day of June, 2007 , before me the undersigned authority, personally appeared David Alan Stuit Katherine Ann Stuit , 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 the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Sworn and subscribed before me this the 28th day of June, 2007

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.