Davidson County DEEDWARR
Recvd: 07/10/07 13:34 2 pgs
Fees:13.00 Taxes:1809.30
20070710-0082204

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: William Higgins 3901 West End Avenue #107 Nashville, Tennessee 37205	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 103-16-O-A;64.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

Naomi S. Wade, retaining a life estate, Eve Ellen Byers, a remainder interest and Bradie S. Wade, a remainder interest

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

Helen C. Wunderlich, unmarried

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson County** State of Tennessee, described as follows, to-wit:

Being the Southerly 10 feet of Lot No. 52 and the Northerly 45 feet of Lot No. 53 on the Map of Bransford Realty Co.'s Subdivision of certain lots and blocks in Whitland Realty Co.'s Subdivision of record in Book 547, page 53, Register's Office for said County.

Said parts of said lots adjoin and front together 55 feet on the east side of Carden Avenue and run back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Eve Ellen Byers and Bradie S. Wade conveying a remainder interest by quitclaim deed from Naomi S. Wade, retaining a life estate, of record in Instrument No. 20020821-0101105, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to restrictions of record in Book 674, Page 460, said Register's Office.

This is improved property known as **224 Carden Avenue, Nashville, Tennessee 37205**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 5th day of July, 2007.

Naomi S. Wade
NAOMI S. WADE

Eve Ellen Byers
EVE ELLEN BYERS

Bradie S Wade
BRADIE S. WADE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **NAOMI S. WADE, EVE ELLEN BYERS and BRADIE S. WADE,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 5th day of July, 2007.

SUSAN E. BURKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

NOTARY PUBLIC
My Commission Expires: 1-24-09

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $489,000.00.

AFFIANT

Sworn to and subscribed to before me this 5th day of July, 2007.

SUSAN E. BURKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

NOTARY PUBLIC

My Commission Expires: 1-24-09