WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/22/07 10:06 2 pgs
Fees:13.00 Taxes:446.78

20070822-0100352

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$120,750.00.**

Affiant

Subscribed and sworn to before me this 17 day of August, 2007.

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Steven Pearson	same	025-0-8-002.00
215 Rosehill Drive		
Goodlettsville, TN 37072	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Noble Properties, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Steven Pearson**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 86 on the plan of Ranchwood Estates, Section I, of record in Book 2900, page 125, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 86 fronts 145.0 feet on the north margin of Rosehill Drive and extends back 278.5 feet on the west line and 278.5 feet on the east line to a dead line in the rear, measuring 144.29 feet thereon.

Being the same property conveyed to Noble Properties, Inc., by deed from Shapiro & Kirsch, LLP, on May 11, 2007, of record in Instrument Number 20070525-0062512, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 2900, page 125, Register's Office Davidson County, Tennessee.

This is improved property known as: **215 Rosehill Drive, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this August 17, 2007.

Noble Properties, Inc.

By Lane Wallace

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 17th day of August, 2007, before me, appeared Lane Wallace to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Noble Properties, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Lane Wallace acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

9-22-07



Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds