WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $357,500

Affiant

Subscribed and sworn to before me
This 15 day of Aug, 2007

Notary exp:_____

Address of new owners:
2225 Blair Blvd
Nashville TN 37212

Send tax bills to:
New Owner.

Map & Parcel:
104-15-0-166

MY COMMISSION EXPIRES NOV 22 2010

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Debra Grimes**, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **William J. Bryan III**, unmarried hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Nashville** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 66 feet of Lot No. 98 on the Plan of Sunset Park, of record in Book 332, page 132, said Register's Office.

Said part of Lot No. 98 fronts 50 feet on the southerly side of Blair Blvd. and extends back southerly between parallel lines 160 feet, more or less, to the line of Lot No. 63 on said plan.

Being the same property conveyed to Debra Grimes by Warranty Deed from Robert L. Dalton, unmarried and Sara D. Wall and husband, James K. Wall and Larry R. Dalton and wife, Mary S. Dalton dated January 26, 2001 and filed for record in instrument no. 20010130-0009028, Register's Office for Davidson County, Tennessee.

Subject to all matters appearing on the plan of record in Book 332, page 132, said Register's Office.

The 2007 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **2225 Blair Blvd Nashville Tn 37212**

OR The property is unimproved.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Davidson County DEEDWARR
Recvd: 08/29/07 14:51 2 pgs
Fees:13.00 Taxes:1322.75
20070829-0103887

Witness our hands this 15 day of August, 2007.

Debra Grimes

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Debra Grimes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of August, 2007

Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007