PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(gj) Title No: 48928
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/31/07 14:22 2 pgs
Fees:13.00 Taxes:307.10
20070831-0105177

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ian A. Minchey 5306 Pennsylvania Avenue Nashville, Tennessee 37209	Synovus Mortgage Corp. P. O. Box 2868 Columbus, GA 31902-2868

TAX MAP-PARCEL NUMBERS: 09107000500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$83,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas Savley and spouse, Donna Finch Savley**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Ian A. Minchey** 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 Numbers 1213 and 1215 of Block 39, Plan 2, West Nashville, of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said Lot Numbers 1213 and 1215 join and front together 50 feet on the northerly side of Pennsylvania Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Donna Finch, unmarried by deed from Joel Douglas and wife, Mary Douglas of record in Book 6647, page 87, dated and executed on August 3, 1985 and recorded on September 4, 1985 in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Doc. No. 20011106-0121775, said Register's Office, dated and executed on October 23, 2001 and recorded on November 6, 2001 in the Register's Office for Davidson County, Tennessee, subject property was conveyed to Donna Finch Savley and husband, Thomas Savley.

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; All matters shown on the Plan of record in Book 57 Page 172, said Register's Office.

This is improved property, known as: 5306 Pennsylvania Avenue, Nashville, Tennessee 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 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 30th day of August, 2007.

Thomas Savley

Donna Finch Savley

State of TENNESSEE
County of DAVIDSON

On this 30th day of August, 2007 , before me the undersigned authority, personally appeared Thomas Savley and Donna Finch Savley , 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.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 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 $83,000.00

Affiant

Sworn and subscribed before me this the 30th day of August, 2007

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary Public