RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

G-VR-07-1041

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF September, 2007.

Notary Public

MY COMMISSION EXPIRES: 03 22 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Basile	SunTrust Mortgage, Inc.	
1041 Granada Avenue (ADDRESS)	201 4th Avenue, North (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	83-1-161.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TERRY WILSON AND SHANE KEMP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JESSICA BASILE, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERN HALF OF LOT NO. 10 ON THE PLAN OF W. H. HYRONEMUS' ADDITION, AS OF RECORD IN BOOK 161, PAGE 174, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID EASTERN HALF OF LOT NO. 10 FRONTS 50 FEET ON THE NORTH SIDE OF BAILEY AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE WESTERN MARGIN OF A 15 FOOT ALLEY, 168 FEET TO A 15 FOOT ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO TERRY WILSON AND SHANE KEMP BY WARRANTY DEED FROM HARMONY INVESTMENT PROPERTIES, LLC, RECORDED ON THE 20TH DAY OF MARCH, 2007 IN INSTRUMENT NO. 20070320-0033824, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 161, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1041 Granada Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Davidson County DEEDWARR
Recvd: 09/06/07 10:51 2 pgs
Fees:13.00 Taxes:647.13

20070906-0106955

Witness my/our hand(s) this 5th day of September, 2007.

Terry Wilson

Shane Kemp

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 5th day of September, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903