Davidson County DEEDWARR
Recvd: 09/17/07 08:25 3 pgs
Fees:18.00 Taxes:240.50
20070917-0110620

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 13th day of September, 2007, by and between JAMES ARRINGTON, UNMARRIED, hereinafter called Grantor, and OSCAR PETERS, JR., UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JAMES ARRINGTON, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto OSCAR PETERS, JR., UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4116 BERNARD RD., JOELTON, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER:

JAMES ARRINGTON
Signature of Seller

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JAMES ARRINGTON, UNMARRIED, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at Joelton, Tennessee, **this** 13th **day of September, 2007.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

OSCAR PETERS, JR.

4116 BERNARD RD.
JOELTON, TN 37080

Property Address:

4116 BERNARD RD., JOELTON, TN 37080

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 029, PARCEL 14

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$65000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Oscar Peters Jr.
Affiant

Sworn to and subscribed before me, a Notary Public, this 13th day of **September, 2007.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-432J

EXHIBIT 'A'

Land lying and being in the 14th Civil District of Davidson County, Tennessee, and being described as follows:

Beginning in the center of Bernard Road, and being the Southwest corner of a one acre tract conveyed to Charles Arrington by Charlie Arrington, of record in Book 66, Page 241, Register's Office for Davidson County, Tennessee; thence with Arrington's West line, North 05 deg. East 417.8 feet to Arrington's Northwest corner; thence West 104.6 feet to a stake; thence South 05 deg. West 417.8 feet to the center of said Bernard Road; thence with the center of said Road, East 014.6 feet to the beginning, containing 1.0 acres, more or less.

Being the same property conveyed to JAMES ARRINGTON, UNMARRIED, by Warranty Deed from Federal National Mortgage Association a/k/a Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, of record in Instrument Number 20040311-0028067, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 029, PARCEL 14).