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Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/21/07 14:03 3 pgs
Fees:18.00 Taxes:1575.09

20070921-0113111

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $425,700.00

X Walter Albert Simmons Jr
Affiant

Subscribed and sworn to before me, this 20 day of Sept., 2007.

Notary Public
My commission expires: 12-25-09

03-0709-34950

Address of New Owner:	Send Tax Bills to:	Tax Information
Walter Albert Simmons, Jr. 826 Benton Avenue Nashville TN 37204	Flagstar Bank 5151 Corporate Dr Troy, MI 48098	105-09-0-436

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kenneth Buell, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Walter Albert Simmons, Jr., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being part of Lot No. 56 on the Map of Waverly Place as of record in Book 57, Page 95, Register's Office for said County, as follows:

Beginning at a point in the north margin of Benton Avenue (formerly Harewood Avenue) 105.4 ft. more or less, east of the easterly margin of Elliott Avenue (formerly Kirkman Avenue) thence, northerly 97 ft., more or less, to the south line of the property conveyed to Lillie by deed at Book 876, Page 76, said Register's Office, said point being 135.6 ft. more or less, east of the east margin of said Elliott Avenue, thence along Lillie's south line easterly 55 ft. to a point, thence, southerly 97 ft. thence along Lillie's south line easterly 55 ft. to a point, thence, southerly 97 ft., more or less, to the north margin of Benton Avenue, thence with the margin of same 55 ft. to the point of beginning.

Being the same property conveyed to Kenneth Buell by quitclaim deed from Victory Home Builders, LLC, dated 08/16/07, recorded 08/17/07, of record in Instrument No. 20070817-0098842, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been, the residence of the grantor herein.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 826 Benton Avenue, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 14th day of September, 2007.

Kenneth Buell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kenneth Buell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 19th day of September, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires: 02/22/09