THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:
Libby Brager

Heritage Title Services, LLC

8115 Isabella Lane
Suite 5

Brentwood, TN 37027

Please Return To:
Heritage Title LLC
1717 Alliant Ave. Ste 5.
Louisville, KY 40299

Address New Owner(s)
Paul Lindamood
924 Wedgewood Avenue
Nashville, Tennessee 37203

Send Tax Bills To:
Paul Lindamood
924 Wedgewood Ave.
Nashville, TN 37203

Map & Parcel Nos.:
105 09 0 342.00

Davidson County DEEDWARR
Recvd: 09/25/07 13:06 2 pgs
Fees:13.00 Taxes:536.50
20070925-0114354

WARRANTY DEED

THIS INDENTURE, made and entered into this **31st day of August, 2007**, by and between **Ernestine Williams**, party of the first part, and **Paul Lindamood**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED FORTY FIVE THOUSAND AND 00/100 DOLLARS ($145,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being the West 50 feet of the South 120 feet of Lot No. 27 on the Plan of Waverly Place of record in Book 57, Pages 94 and 95, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 27 fronts 50 feet on the North side of Grove Avenue, (now Wedgewood Avenue) and runs back parallel lines along the east margin of 10th Avenue South, 120 feet to a dead line.

Being the same property conveyed to Ernestine Williams, an unmarried person, from Grace O. Jenkins, an unmarried person, by Warranty Deed dated April 8, 1998, of record in Book 10886, Page 129, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Ernestine Williams

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ernestine Williams** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **31st day of Augusts, 2007.**

My commission expires: Nov 14 2009

Notary Public

SARAH K. ENGLISH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOV. 14, 2009

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$145,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **31st day of August, 2007.**

PROPERTY ADDRESS:
924 Wedgewood Avenue
Nashville, TN 37203

SARAH K. ENGLISH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOV. 14, 2009