THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***564,000.00.

Affiant

Subscribed and sworn to before me this 17th day of September 2007.

Notary Public

My Commission Expires: 9/30/09

Davidson County DEEDWARR
Recvd: 09/26/07 09:39 2 pgs
Fees:13.00 Taxes:2086.80
20070926-0114576

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER

Ivy Arnold
2610 Oakland Avenue
Nashville, Tennessee 37212

SEND TAX BILLS TO

New Owner

MAP & PARCEL NOS.

MAP 117-04-0
PARCEL 095.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Five Hundred Sixty-Four Thousand and 00/100 Dollars ($***564,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Glynn Alan Arnold and wife, Ellen E. Magallanes, (hereinafter called the "GRANTORS "), have bargained and sold, and by these presents do transfer and convey unto Ivy Arnold, ★ (hereinafter called the "GRANTEE "), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

★ and husband Manuelito Arnold

BEING the southerly five (5) feet of Lot 193 and the northerly forty-five (45) feet of Lot 194, on the Plan of Belmont Land Company's Plan of Lots called Belmont Heights, as shown on Plat of record in Plat Book 421, Page 34, at the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Glynn Alan Arnold and Ellen E. Magallanes, husband and wife from Beth Ann Gwinn, a single person, by deed dated March 23, 2005 of record as Instrument No. 20050329-0033997.

This is improved property known as 2610 Oakland Avenue Nashville, TN 37212

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, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee herein.

2. Matters, if any, shown on the Plan of Belmont Land Company's Plan of Lots called Belmont Heights of record in Book 421 Page 34 Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves and their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 17th day of September 2007.

Glynn Alan Arnold

Ellen E. Magallanes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glynn Alan Arnold and Ellen E. Magallanes, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of September 2007.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212