Davidson County DEEDWARR
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Fees:13.00 Taxes:111.00

20071012-0121473

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Thomas Ray Farrell and wife, A. Maria Farrell, Grantors
TO: William Rex Wehrman and wife, Laurel Paulus Wehrman, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Rex and Laurel Wehrman 321 Edith Avenue Nashville, TN 37207	Same as Owner	071.11-0-082.00

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

PATRICK DAVID MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 4, 2010

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $10,000.00.

Affiant

Subscribed and sworn to before me this the 28 day of Sept., 2007.

My commission expires: April 4, 2010

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Thomas Ray Farrell and wife A. Maria Farrell**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **William Rex Wehrman and wife, Laurel Paulus Wehrman**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the westerly 100 feet of the easterly 300 feet of Lot Nos. 2 and 3 on the map of the subdivision of Lot No. 6 of the William White heirs property as of record in Book 332, page 78, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 2 and 3 fronts 100 feet on the northerly side of Edith Street and runs back 362 feet more or less on the easterly line 360-2/3 feet, more or less, on the westerly line to the southerly line of Lot No. 1, measuring 100 feet thereon.

Being the same property conveyed to Thomas Ray Farrell, unmarried, by quitclaim deed recorded December 4, 2002, in Instrument No. 20021204-0149464, Register's Office for Davidson County, Tennessee. Having since married, Thomas Ray Farrell's wife, A. Maria Farrell, joins in this conveyance.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 321 Edith Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and defend the title to the said land to the 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 28 day of Sept, 2007.

"GRANTORS"

Thomas Ray Farrell

A. Maria Farrell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Thomas Ray Farrell and A. Maria Farrell, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at BRENTWOOD, Tennessee this 28 day of SEPTEMBER, 2007.

My commission expires: APRIL 4, 2010

Notary Public

{Seal}

PATRICK DAVID MURPHY
STATE OF TENNESSEE NOTARY PUBLIC