THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 07100391** Davidson County DEEDWARR Recvd: 10/16/07 15:10 2 pgs Fees:13.00 Taxes:431.05 20071016-0122834	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $116,500.00. Affiant Subscribed and sworn to before me, this 15th day of October, 2007. Notary Public My Commission Expires: MY COMMISSION EXPIRES NOV 22, 2010 Notary Seal present, but could not be reproduced.

WARRANTY DEED

Bill Garrett
Davidson County Register of Deeds

Address New Owner: Candace Traviss 1007 Pennock Avenue Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082-03-307.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarah Evans,** unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Candace Traviss**, unmarried ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE TO WIT: LOT NUMBER 14 ON THE PLAN OF F.E. MANN'S PLAN OF LOTS OF THE LUCY H. LINDSEY TRACT OF RECORD IN BOOK 161, PAGE 40, OF THE REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT. BEING THE SAME PROPERTY CONVEYED BY SUBSTITUTE TRUSTEE'S DEED FROM SHAPIRO & KIRSCH, LLP., AS SUBSTITUTE TRUSTEE TO SARAH EVANS, A SINGLE PERSON AS RECORDED ON THE 11TH DAY OF JULY, 2007 IN INSTRUMENT NO. 20070711-0082540 AND WARRANTY DEED FROM NORTHSIDE ASSOCIATES, LTD. TO FRANK A. HALL AND WIFE, ALEXINE N. HALL AS RECORDED ON THE 7TH DAY OF SEPTEMBER, 1988 IN BOOK 7646, PAGE 102, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 1007 Pennock Avenue Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of October, 2007.

Sarah Evans

Sarah Evans

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

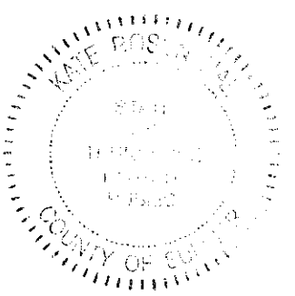
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah Evans, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2007.

MY COMMISSION EXPIRES NOV 22 2010

Notary Public

My Commission Expires: _____



Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds