WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/17/07 10:10 3 pgs
Fees:18.00 Taxes:462.50
20071017-0123027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $125,000.00

Affiant

Subscribed and sworn to before me this 16 day of Oct, 2007

Notary Public
My Commission expires: 11-14-2009
(Affix Seal)

DAPHNE M. DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
J. Seth Jennings	SAME	105-07-0-221.00
3812 Park Avenue		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Peggy Cardwell Williams**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **J. Seth Jennings**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being two parts of Block No. 5 on the Map of Hamilton's Subdivision of record in Minute Book 1, page 97, Register's Office for Davidson County, Tennessee, being known as Lots no. 6 and 7 on the unrecorded Map showing the subdivision of said Block No. 5 and shown on a copy of a survey thereof made by E.R. Southgate, Surveyor, July 1945, as follows:
Said Lots No. 6 and 7 adjoin and front together 100 feet on the northerly side of Hamilton Street and run back between parallel lines, 250 feet west of and parallel to Pillow Street, 167-1/2 feet to an alley.

Being the same property conveyed to Peggy Cardwell Williams, by deed from Naomi Cantrell Cardwell , a widow , on April 11, 1989, of record in Book 8716, page 190, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **540 Hamilton Ave., Nashville, TN 37203**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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 our hands this October 16, 2007.

Peggy C. Williams
Peggy C. Williams

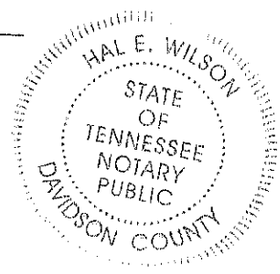
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Peggy Cardwell 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 Official Seal at office this October 16, 2007

My commission expires 8/23/11

Notary Public



I, Elizabeth Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

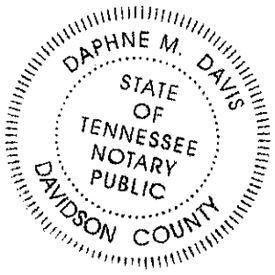
Elizabeth Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Elizabeth Maison who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

My commission expires: 11-14-2009



(Seal)