Davidson County DEEDWARR
Recvd: 10/18/07 11:17 2 pgs
Fees:13.00 Taxes:1887.00
20071018-0123607

Box 44

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $510,000.00

Affiant

Subscribed and sworn to before me, this 18 day of October, 2007.

Notary Public
My commission expires: 1/24/10

LINDA TURNER MAY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

03-0709-34986

Address of New Owner:	Send Tax Bills to:	Tax Information
Eli F. Merritt etux	SAME	104-06-0191.00
3784 20th Street		
San Francisco, CA 94110		26W 06265

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Alan K. Williams, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eli F. Merritt and wife, Rosana Castrillo-Diaz, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of Bransford Realty Company's West End Avenue Place, of record in Book 332, Page 15, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alan K. Williams by deed from Steven H. Bard and Constance Claire Couch, Co-Executors of the Estate of Mrs. Carl O. (Lovie Mae) Smith, deceased dated 11/14/2005, recorded 11/28/2005 in Instrument No. 20051128-0142792, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been the residence of the grantor herein nor any spouse or assigns.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 109 32nd Avenue South, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 genders.

WITNESS my hand this 17th day of October, 2007.

Alan K. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alan K. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 17th day of October, 2007.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

