Davidson County DEEDWARR
Recvd: 10/31/07 12:06 2 pgs
Fees:13.00 Taxes:2386.50

20071031-0128347

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $645,000.00.

Affiant

Subscribed and sworn to before me on this 30th day of October, 2007

Notary Public

MY COMMISSION EXPIRES: 7-19-08

This Instrument Was Prepared By:
CALVARY TITLE COMPANY
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kevin Webster	Kevin Webster	
(NAME)	(NAME)	
4220 Franklin Rd.	4220 Franklin Rd.	Map and Parcel 132-07-0-008.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Alan Alsup and wife, Susan Alsup, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kevin Webster and wife, Sherrye Webster, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, described as follows:

Beginning at a point at the northeast corner of the intersection of Franklin Road an Overton Street, the southwest corner of Lot No. 5; thence with the easterly margin of Franklin Road North 7 degrees 8' West 175 feet, more or less, to a point; thence leaving said Franklin Road eastwardly 500.2 feet to a point in the west line of Lot No. 9 on the Plan of Southmeade, Section II as of record in Book 2133, Page 64, said Register's Office; thence with the west lines of Lot Nos. 9 and 8 on said Southmeade, Section II, South 7 deg. 26' east, 181.6 feet to a monument in the North margin of Overton Street, a corner of Lot No. 8; thence with the north margin of said Overton Street, westwardly 490 feet, more or less, to the point of beginning.

Being the same property conveyed to Alan Alsup and wife, Susan Alsup by Warranty Deed from Thomas P. Lawrence and wife, Peggy P. Lawrence, dated October 12, 1993, of record in Book 9114, Page 688.

This is improved property known as 4220 Franklin Rd., Nashville, TN 37204

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of October, 2007.

Alan Alsup

Susan Alsup

STATE OF TENNESSEE
COUNTY OF Davidson

I, Laura Shaw, a Notary Public of the County and State aforementioned, do hereby certify that Alan Alsup and Susan Alsup personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of October, 2007.

Notary Public

My Commission Expires: 7-9-08

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds