Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Joshua G. Slater
4208 Sweden Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wall Street Mortgage Bankers, LTD dba Power Express Mortgage
123 North Lake Avenue
Pasadena, CA 91101

MAP 75-10
GROUP
PARCEL 157

Davidson County DEEDWARR
Recvd: 11/21/07 08:01 2 pgs
Fees:13.00 Taxes:481.00
20071121-0136088

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Vincent P. Merz Jr., unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Joshua G. Slater**, unmarried hereinafter called the GRANTEE, his heirs 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. 255 on the Plan of Hermitage Estates, Section 2, of record in Plat Book 3700, page 23, Register's Office, Davidson County, Tennessee.

Said Lot No. 255 fronts 81.0 feet on the westerly side of Sweden Drive and runs back between lines, measuring 154.18 feet on the southerly line and 185.86 feet on the northerly line to a line in the rear, which is a broken line, measuring 133.14 feet thereon.

Being the same property conveyed to Vincent P. Merz Jr., unmarried by deed from James A. Lazenby, unmarried of record in Instrument no. 20060202-0012802, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **4208 Sweden Drive, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **14th** day of **November, 2007.**

Vincent P. Merz Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Vincent P. Merz Jr., unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 14th day of November, 2007.

~~Rebecca T. Garland~~
NOTARY PUBLIC

My Commission Expires: ~~5/23/2009~~ 7-5-11

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $130,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of November, 2007.

~~Rebecca T. Garland~~
NOTARY PUBLIC

My Commission Expires: ~~5/23/2009~~ 7-5-11