PREPARED BY & RETURN TO: JAMES SEARS
ADVANCED TITLE & ESCROW
450 PROFESSIONAL PARK DR. #E
GOODLETTSVILLE, TN. 37072

WARRANTY DEED

THIS INDENTURE is made and entered into this 26th day of November, 2007 by and between **Regena Davis, married,** herein after referred to as **GRANTOR,** and **Sara Davis unmarried,** herein after referred to as **GRANTEES.**

WITNESSETH: That for and in consideration of **Twenty Five Thousand Five Hundred Dollars ($25,500.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTORS right, title and interest in the following described property lying in the city of **Nashville**, County of **Davidson**, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 217 of Block No. 11 on the Map of the Subdivision of the Heffernan Place, as of record in Book 161, page 138, Register's Office for said County, described as follows:

Beginning on the northerly margin of Eden Street, at a point 150 feet east of the easterly margin of 27th Avenue, North; thence with the northerly margin of Eden Street, eastwardly feet to the corner of Lot No. 218; thence with the line between Lots Nos. 217 and 218, northwardly 140 feet to an alley; thence with said alley, westerly 50 feet to a point 150 feet east of the easterly margin of 27th Avenue North; thence south 140 feet to the point of beginning.

Being the same property conveyed to Regena Davis by Deed of record in Book 9873, Page 197 recorded 11/30/1995, Register's Office for Davidson County, Tennessee.

Map & Parcel: 092-02-0-264.00
This is improved property known as: 2612 Eden St. Nashville, TN 37218

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

This conveyance is subject to the following Exceptions:
1. Rights or claims of parties in possession not shown by the public record.
2. Easements, or claims of easements, not shown by public records
3. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey should show.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by public records
5. Real Estate Taxes for the year 2008 and subsequent years not yet due and payable.
6. All matters shown on Plat recorded in Book 161, page 138.

NAME & ADDRESS OF NEW PROPERTY OWNER:
Sara Davis
5219 Buena Vista
Nashville, TN 37218

SEND TAX BILLS TO:
New Property Owner

Davidson County DEEDWARR
Recvd: 12/12/07 14:45 2 pgs
Fees:13.00 Taxes:92.50
20071212-0143286

WITNESS MY HAND on the day and year first written above

Regena Davis

Regena Davis

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said County and State, **Regena Davis** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 26th day of November, **2007**.

NOTARY PUBLIC
My Commission Expires: 7/5/11

JAMES T. SEARS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
COMM. EXPIRES [illegible]

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear of affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is ($25000.00) which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 26th day of November, **2007**.

NOTARY PUBLIC
My Commission Expires: 7/5/11

JAMES T. SEARS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
COMM. EXPIRES [illegible]