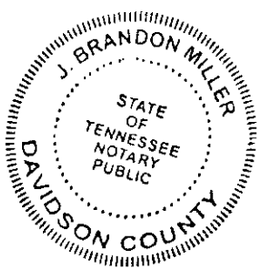
Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $99,900.00.

Affiant

Subscribed and sworn to before me, this the 14th day of December, 2007.

Notary Public

My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brian Grant	Brian Grant	Map: 83-1
1111 Granada Avenue	1111 Granada Avenue	Parcel: 372
Nashville, TN 37206	Nashville, TN 37206	

Davidson County DEEDWARR
Recvd: 12/18/07 12:01 2 pgs
Fees:13.00 Taxes:369.63

20071218-0145198

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HAROLD DALE FELTS, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN GRANT, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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. 37 on the Plan of J.B. Hancock's East End Addition of record in Book 57, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Harold Dale Felts, unmarried by deed from Mary H. Downs, unmarried of record as Book 11598, Page 502, in the Register's Office for Davidson County, Tennessee, dated July 30, 1999.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable and not yet delinquent.

This is improved property known as 1111 Granada Avenue, Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of December, 2007.

Harold Dale Felts by
Claudia Roxanna Felts
his ATTORNEY-IN-FACT

Harold Dale Felts signed by
Claudia Roxanna Felts, his attorney-in-fact

STATE OF TENNESSEE	)	ACKNOWLEDGEMENT FOR
	)	SIGNATURE MADE BY
COUNTY OF DAVIDSON	)	ATTORNEY-IN-FACT

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Claudia Roxanna Felts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the attorney-in-fact for Harold Dale Felts, and who further acknowledged that he/she executed the foregoing instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand and seal this 14th day of December, 2007.

J. Brandon Miller
Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: November 22, 2010

Claudia Roxanna Felts, spouse of Harold Dale Felts, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Claudia Roxanna Felts
Claudia Roxanna Felts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Claudia Roxanna Felts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of December, 2007.

J. Brandon Miller
Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY