WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/21/07 10:44 2 pgs
Fees:13.00 Taxes:645.65
20071221-0146488

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 174,500.00

Marie Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2007

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Benjamin J. Wagner	JPMorgan Chase Bank	Parcel ID:
236 Cumberland Cr.	5409 Maryland Way, Ste. 202	09605001000
Nashville, TN 37214	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Donald Paul Gosnell, Personal Representative of The Estate of Paul R. Gosnell

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Benjamin J. Wagner and wife, Carrie Wagner

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the easterly 72 feet front of the westerly 81 feet of Lot No. 91 on the Map of Bluefields, of record in Book 843, Page 34, and being Lot "E" of R.D. Stanford's unrecorded Re-subdivision of said lots, and described as follows:

Beginning at a point in the southerly margin of Cumberland Circle 9 feet east of the common corner of Lots Nos. 91 and 92 of Bluefields Subdivision; thence southerly 321 feet to a point, the common corner of Lots Nos. 91 and 92 of said Bluefields Subdivision; thence easterly 136.4 feet to a point; thence northerly 300 feet to a point in the southerly margin of Cumberland Circle, being 119 feet west of the common corner of Lots Nos. 90 and 91 of said Bluefields Subdivision; thence westerly with the southerly margin of Cumberland Circle 72 feet to the point of beginning.

Being the same property conveyed to Paul Rex Gosnell and wife, Mary Roberts Gosnell by deed from Jon L. Blume and wife, Grace Cramor Blume, of record in Book 2090, Page 550, dated August 1, 1952, Register's Office for said County. The said Mary Roberts Gosnell having predeceased Paul Rex Gosnell. The said Paul Rex Gosnell died and devised the property by Will to Donald Paul Gosnell, David Rex Gosnell, and Douglas Wayne Gosnell. The Grantor herein executes this instrument as Personal Representative of the Estate of Paul Rex Gosnell pursuant to the authority granted by Will of the Decedent of record in Probate Court of Davidson County, Tennessee, File No. 07P-355.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 843, Page 34; and (3) Sewer Easement of record in Book 4337, Page 267, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 236 Cumberland Cr., Nashville, TN 37214

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 14th day of December, 2007.

THE ESTATE OF PAUL R. GOSNELL

Donald Paul Gosnell

By: Donald Paul Gosnell
Personal Representative

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald Paul Gosnell, Personal Representative of the Estate of Paul R. Gosnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Atlanta Georgia, this 14th day of December, 2007.

My Commission Expires: Nov 1, 2011

Notary Public

RODRIGO DAVALOS
NOTARY PUBLIC
Cobb County - State of Georgia
My Comm. Expires Nov. 01, 2011