RECORD AND RETURN TO: **TN TITLE & ESCROW**
238 N. Lowry
Smyrna, TN 37167

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/07 10:07 1 pgs
Fees:13.00 Taxes:629.00
20071228-0148303

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2007.

Notary Public

MY COMMISSION EXPIRES: 6/28/08

THIS INSTRUMENT WAS PREPARED BY
TN TITLE & ESCROW, 238 N. Lowry, Smyrna, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin L. Bond **1403 Huffine St.** **Nashville, TN 37216**	Same	**72-7-0-186.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, 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,

Lawrence E. Segree, Sr. and wife, Brequia Segree

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin L. Bond

HEREINAFTER CALLED THE GRANTEES, ***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. 14 and a part of Lot No. 15 on the preliminary plat of the Subdivision of Lots No. 25, 26, 27, 28 and 29 on the Plan of Keller's Subdivision of the Maxey Home Place, as of record in Book 421, Page 86, Register's Office for said County, and a tract of 6 acres and 158 poles, not of record described according to a survey made by Anderson and Gee, surveyors. Beginning on the northerly margin of Huffine Street at the corner of Lot No. 13 and 14 thence with the said Street eastwardly 93 feet; thence with the line between said Lot 15, northwardly 185.5 feet to the southerly line of the Fowlkes property; thence with Fowlkes southerly line, westwardly 93 feet to the corner of Lots No. 13 and 14 , being 60 feet east of easterly margin of Scott Avenue; thence with the line between Lots Nos. 13 and 14, southwardly 182.5 feet to the beginning.

Being the same property conveyed to Lawrence E. Segree, Sr., married, by Deed from CIT Group/Consumer Finance Inc., of record in Instrument No. 20040914-0110814, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **1403 Huffine St., Nashville, TN 37216**

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), He/Her/ Their*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that I/we have 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 ***do(es)*** 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 plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3rd day of December, 2007

Lawrence E. Segree, Sr.

Brequia Segree

STATE OF TENNESSEE COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lawrence E. Segree, Sr. and Brequia Segree, the ***bargainor(s)*** 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 this 3rd day of December, 2007.

Commission Expires: 6/28/08

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Notary Public: