Name and Address of New Owner:

Charles Day
926 Benton Ave
Nashville TN 37204

Send Tax Bills To:

Same

Prepared by:

Southeast Title
907 Rivergate Parkway S-B-1
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 12/31/07 09:32 5 pg
Fees:28.00 Taxes:758.50
20071231-0148726

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $205,000.00

Map & Parcel No.
105-90-408

Affiant

Subscribed and sworn to before me on 12/20/07.

Notary Public

My Commission Expires: 11/14/09

Tabitha N. Calhoun
STATE OF TENNESSEE
NOTARY PUBLIC

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Music City Real Estate, LLC and Wayne P. Gallavin, TRUSTEE OF THE TENNESSEE LANDTRUST, AS TENANTS-IN-COMMON WITHOUT RIGHTS OF SURVIVORSHIP HOLDING 2/3 AND 1/3 UNDIVIDED INTERESTS RESPECTIVELY, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Charles Day and Evalina Day, husband and wife (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property known as 926 Benton Ave, Nashville, TN 37204, Davidson County.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 60 FEET OF LOT NO. 40 ON THE WAVERLY LAND COMPANY'S PLAN OF LOTS, CALLED WAVERLY PLACE, AS OF RECORD IN BOOK 57, PAGE 95, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF ARTHINGTON AVENUE AT A POINT 160 FEET EAST FROM THE EASTERLY MARGIN OF 10TH AVENUE SOUTH, FORMERLY JOWETT AVENUE; THENCE WITH THE NORTHERLY MARGIN OF ARTHINGTON AVENUE, EASTWARDLY 60 FEET TO THE CORNER OF LOT NOS. 40 AND 42; THENCE NORTHWARDLY WITH THE LINE BETWEEN SAID TWO LOTS 218 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH THE SOUTHERLY MARGIN OF SAID ALLEY WESTWARDLY 50 FEET; THENCE SOUTHWARDLY 217 FEET, MORE OR LESS, TO THE BEGINNING.

Being same property conveyed to Music City Real Estate, LLC and Wayne P. Gallavin, TRUSTEE OF THE TENNESSEE LANDTRUST, AS TENANTS-IN-

RETURN TO:
Advantage Title & Escrow
3325 Aspen Grove Drive
SUITE 202
Franklin, TN 37067
615-786-0940
3175

COMMON WITHOUT RIGHTS OF SURVIVORSHIP HOLDING 2/3 AND 1/3 UNDIVIDED INTERESTS RESPECTIVELY, by deed from Music City Real Estate, LLC dated 6/21/07 and filed in Instrument No. 200706280077238, said Register's Office.

Being same property conveyed to Music City Real Estate, LLC by deed from Priority Trustee Services of TN, LLC, dated 3/22/07 and filed of record in Instrument No. 200704300051242, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 926 Benton Ave, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on .

Music City Real Estate, LLC

~~Wayne P. Gallavin~~

The State of Florida

County of Bay

Before me, the undersigned, a Notary Public on this day personally appeared Clara Pease known to me (or proved to me on the oath ~~of~~ basis of satisfactory evidence, to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said (Music City Real Estate) a corporation, and that he had executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 26th day of December, A.D. 2007

Wendy R Tolbert
Notary Public, State of FL

(PERSONALIZED SEAL)

WENDY RAE TOLBERT
MY COMMISSION EXPIRES JAN 17, 2009
#DD386623
Bonded through 1st State Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Wendy R Tolbert
(Print name of Notary Public here)

My commission expires the 17 day of January 2009

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WITNESS my hand on .

~~Music City Real Estate, LLC~~

Wayne P. Gallavin, TRUSTEE

JOHANNA S. MYERS NOTARY PUBLIC STATE AT LARGE KY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Music City Real Estate, LLC and Wayne P. Gallavin, TRUSTEE OF THE TENNESSEE LANDTRUST, AS TENANTS-IN-COMMON WITHOUT RIGHTS OF SURVIVORSHIP HOLDING 2/3 AND 1/3 UNDIVIDED INTERESTS RESPECTIVELY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 1156 Bardstown Rd, Lou, KY 40204 this the 20 day of December, 2007.

Johanna S. Myers
Notary Public

"Notary Public"
Johanna S. Myers
State at Large, Kentucky
My Commission Expires on July 10, 2010

My Commission Expires:

STATE OF KENTUCKY
COUNTY OF JEFFERSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Wayne P. Gallavin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself/himself to be the Trustee of Land Trust, and that she/he as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of Land Trust. by herself/himself as such Trustee.

Witness my hand and official seal at Louisville, Kentucky, this 20th day of December, 2007.

Notary Public

My Commission expires:

"Notary Public"
Johanna S. Myers
State at Large, Kentucky
My Commission Expires on July 10, 2010