This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 12/31/07 11:29 2 pg
Fees:13.00 Taxes:156.18
20071231-0148971

L&L#7799A

ADDRESS NEW OWNER:
Ray Anthony Story
P.O. Box 2819
Murfreesboro TN 37133 - 2819

MORTGAGEE:

SEND TAX BILL TO:
Owner

MAP **81.12**
GROUP
PARCEL **346.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dan Evins** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **McGee & Story Builders, LLC**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the south one-half of Lot No. 43 on the Map of McGavock's Homestead Addition to Nashville, as of record in Book 57, page 9, Register's Office for said County.

Said part of Lot No. 43 fronts 25 feet on the easterly side of 7th Avenue North and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Dan Evins by deed from Robert H. Herrman dated September 25, 2007, of record in Instrument No. 20071017-0123070, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Dan W. Evins by virtue of a written Power of Attorney of record at Instrument No. 20071207-0141580, Register's Office for Davidson County, Tennessee.

Dan Evins and Dan W. Evins are one and the same person.

This is improved property known as 1612 7th Avenue North, Nashville, Tennessee 37208. Possession is to be given on December 27, 2007.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 27th day of December, 2007.

Dan Evins by Frank J McAvoy Attorney in Fact

Dan Evins, by Frank J. McAvoy, Jr., Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 27th day of December, 2007, before me personally appeared Frank J. McAvoy, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dan Evins as his attorney in fact, pursuant to the power of attorney recorded at Instrument No. 20071207-0141580, Register's Office, Davidson County, Tennessee, and acknowledged that he executed the same as the free act and deed of Dan Evins as his attorney in fact.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11-15-10

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$42,210.00**.

AFFIANT

Subscribed and sworn to before me on this 27th day of December, 2007

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11-15-10