This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 072-06-0
PARCEL: 234.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Ben Waller
P.O. Box 10054
Nashville, TN 37222

Davidson County DEEDWARR
Recvd: 01/25/08 15:20 3 pgs
Fees:18.00 Taxes:277.50
20080125-0008244

WARRANTY DEED

THIS INDENTURE, made this 25th day of January, 2008 between

Dorothy M. Fyke, Trustee,
The Fyke Revocable Trust U/A/D Nov 25, 1997

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Ben Waller, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee being the northerly 24 feet of the southerly 27 feet of Lot No.4 on the Plan of E.T. Brown's Subdivision of the J.B. King land as of record in Book 332, Page 69, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 4 fronts 24 feet on the westerly side of Gallatin Pike and runs back between parallel lines 200 feet to an alley.

This being the same property conveyed to Hubert S. Fyke and Dorothy M. Fyke, Trustees U/A/D Nov. 25, 1997 by Quitclaim Deed dated 11/25/1997 from Hubert S. Fyke and Dorothy M. Fyke of record in Book 10769, Page 147, Register's Office Davidson County, Tennessee. The said Hubert S. Fyke now being deceased, having died on 10/31/2007.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

Grantor reserves the rights to all income from the Sign Lease of record in Book 7702, Page 687 and Memorandum of Lease Agreement of record in Instrument Number 20051102-0132435, said Register's Office for a period of two (2) years from the date of execution of this instrument. The right to the income shall terminate in the event of the death of Dorthy Fyke prior to the end of the two (2) year period.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2008 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Dorothy M. Fyke trustee _____

Dorothy M. Fyke, Trustee,
The Fyke Revocable Trust U/A/D Nov 25, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorothy M. Fyke the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25TH day of January, 2008.

_____
Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $75,000.00.

Dorothy Fyke
Affiant

Sworn to and subscribed before me, this 25TH day of January, 2008.

_____
Notary ~~Public~~

My Commission Expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I, Michael P. Davis do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael P. Davis

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Christy Y. Lane, a notary public for this county and state, Michael P. Davis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRISTY Y. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3/21/2009