PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Nashville, TN 37205
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E-mail: *main@wilkinsandivey.com*

~~BOX 50-B~~
~~PREPARED~~ BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

W & I Ref:(dm) Title No: 49223
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas J. Wann 3702 Woodmont Lane Nashville, Tennessee 37215	FINANCIAL GENERAL 6305 HUMPHREYS BLVD #101 MEMPHIS, TN 38120

TAX MAP-PARCEL NUMBERS: 11612007700

Davidson County DEEDWARR
Recvd: 03/05/08 10:37 2 pgs
Fees:13.00 Taxes:1350.50
20080305-0022052

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$365,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William B Kurtz, II, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas J. Wann** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 39 of Block "D" on the Plan of Woodmont Lane Homesites of record in Book 1130, page 13 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William B. Kurtz, II, unmarried by deed from William Michael Long-Innes, unmarried dated Aug. 15, 2001 and recorded on Aug. 17, 2001 of record in Doc. No. 20010817-0089162 Register's Office for Davidson County, Tennessee.

Emily Kurtz, spouse of William B. Kurtz, II joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130 Page 13, said Register's Office, which Plan shows a 40 foot minimum building setback line from Woodmont Lane and a easement for flow of creek along the front line(s). And a 10 foot easement for public utility purposes along the rear and northerly side lines of said lot.

This is improved property, known as: 3702 Woodmont Lane, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of March, 2008.

William B Kurtz, II

Emily Kurtz

State of TENNESSEE
County of DAVIDSON

On this 3rd day of March, 2008, before me the undersigned authority, personally appeared William B Kurtz, II, and Emily Kurtz to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $365,000.00

Affiant

Sworn and subscribed before me this the 3rd day of March, 2008

My Commission Expires: 1-9-12

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN