McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$279,000.00.**

Affiant

Subscribed and sworn to before me this 10th day of March, 2008

Notary Public
My Commission expires: 9/16/09
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Lewis S. Agnew Jr.	New Owner	118-13-0-073.00
955 Graybar Lane		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Seth Jennings, a married man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lewis S. Agnew, Jr., a single man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 16 on the plan of Yearwood Subdivision, of record in Book 1424, page 48, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Seth Jennings, by deed from Mary H. Vaughn, on July 25, 2007, of record in Instrument Number 20070726-0088835, Register's Office for Davidson County, Tennessee.

***Said property was owned solely for investment purposes. At no time was it used as the principle residence by the Grantor or Grantor's spouse.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1424, page 48, Register's Office Davidson County, Tennessee.

This is improved property known as: **955 Graybar Lane, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 6, 2008.

Seth Jennings

Davidson County DEEDWARR
Recvd: 03/13/08 13:19 2 pgs
Fees:13.00 Taxes:1032.30
20080313-0025376

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Seth Jennings** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 6, 2008

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY