Dav. Co. File Box 8

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $310,000.00 Affiant Subscribed and sworn to before me, this 1st DAY OF May, 2008. Notary Public MY COMMISSION EXPIRES: 5/22/10 (AFFIX SEAL)
G-VER-08-5712	

SANDRA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow 2012 21st Ave South Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Israel	Bank of America	
5712 Vine Ridge Drive	(NAME) P. O. Box 535318	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Atlanta, Georgia 30353-5318	103-10-54.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CYNTHIA WHEELER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW ISRAEL AND WIFE, STEPHANIE ISRAEL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 69, SECTION 4, BROOKSIDE COURTS, ADDITION NO. 4, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2083, PAGE 59, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CYNTHIA WHEELER, UNMARRIED BY WARRANTY DEED FROM IRENE POPA, UNMARRIED, RECORDED ON THE 28TH DAY OF MARCH, 2007 IN INSTRUMENT NO. 20070328-0037258, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 2083, PAGE 59, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 5712 Vine Ridge Drive, Nashville, Tennessee 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Davidson County DEEDWARR
Recvd: 05/05/08 13:35 2 pgs
Fees:13.00 Taxes:1147.00

20080505-0046079

Witness my/our hand(s) this 1st day of May, 2008.

Cynthia Wheeler by Virginia Degerberg, attorney-in-fact
Cynthia Wheeler

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of May, 2008, before me personally appeared Virginia Degerberg 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 Cynthia Wheeler, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Cynthia Wheeler, unmarried. pursuant to a Power of Attorney dated April 28, 2008 of record in Instrument No. 20080505-0046078, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 1st day of May, 2008.

Laura Mitchell
Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903