Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $128,500.00

Davidson County DEEDWARR
Recvd: 06/03/08 11:52 2 pg
Fees:13.00 Taxes:475.45

20080603-0056472

Affiant

Subscribed and sworn to before me, this 30th day of May, 2008.

Notary Public
My commission expires: 05/03/2010

JENIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

15-0805-151430

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Barry Downer	Owner	083-13-0-254.00
1208 Shelby Avenue		
Nashville TN 37206		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Walter G. Trapnell, III and wife, Judy Trapnell, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Barry Downer, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 78, on the Plan of Payne Blakemore & Cumming's Addition, of record in Book 57, Page 70, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Said Lot No. 78 fronts 50 feet on the southerly side of Shelby Avenue and runs back between parallel lines 160 feet to an alley.
>
> Being the same property conveyed to Walter G. Trapnell, III and wife, Judy Trapnell by deed from Ben Anderson Allen (a single person), dated December 31, 1985, recorded January 2, 1986, of record in Book 6753, Page 171, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1208 Shelby Avenue, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 30th day of May, 2008.

Walter G. Trapnell, III

Judy Trapnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Walter G. Trapnell, III and Judy Trapnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 30th day of May, 2008.

State of Tennessee at Large

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission expires: ~~05/03/2010~~
06/23/2010