Return To:
CUMBERLAND TITLE COMPANY
1980 Old Fort Parkway
Murfreesboro, TN 37129

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1769

Davidson County DEEDWARR
Recvd: 08/26/08 10:04 2 pgs
Fees:13.00 Taxes:569.80
20080826-0087520

Property Address: 401 Chapel Avenue, Nashville, TN 37206

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Donald Metzger**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Jamie Day, unmarried** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County being the Southerly 49 Feet of Lot No. 1, Subdivision of Roberts Property as of record in Plat Book 421, Page 81, Register's Office for Davidson County, Tennessee.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in the plan of record in Plat Book 421, Page 81, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from Joy B. Tilghman, unmarried, dated October 14, 2005, and recorded October 14, 2005, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20051014-0124229.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $154,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 15th day of August, 2008.

Donald Metzger {Seal}

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 15th day of August, 2008, before me the undersigned officer, personally appeared Donald Metzger, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Notary Public

STEPHANIE M. CLINCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission expires: 3-7-2011

Grantee's Name, Address, Phone:
Jamie Day
401 Chapel Avenue
Nashville, TN 37206

Map and Parcel No.: 83-02-113.00

SEND TAX STATEMENTS TO:

Realty Mortgage Corporation
109 North Maple Street
Murfreesboro, TN 37130

STATE OF Tennessee
COUNTY OF Williamson

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $154,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: J. Day

Subscribed and sworn to before me this 15TH day of August, 2008.

Judy Reed
Notary Public
My Commission expires: 11/22/09

JUDY REED STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY