Davidson County DEEDWARR
Recvd: 10/22/08 12:56 2 pgs
Fees:13.00 Taxes:895.40
20081022-0105872

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 08100736

LORI SMITHSON Notary Public At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $242,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of October, 2008.

Notary Public
My Commission Expires: 1-23-11

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Patrick Winningham	New Owner	Tax Parcel ID No.
203 53rd Avenue North		103-3-49.00
Nashville TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Synergy Properties LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick Winningham**, unmarried ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 7, RESUBDIVISION OF LOTS 1 TO 4 INCL. ON THE PLAN OF THE SUBDIVISION OF LOT NOS. 21 AND 22 IN THE REALTY SAVINGS BANK AND TRUST CO.'S REVISED PLAN OF THE WEST EXTENSION OF THE CHARLOTTE PARK COMPANY'S FIRST ADDITION, as shown on plat of record in Plat Book 1130, Page 51, 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 Grantor in Quitclaim Deed of Record in Instrument No. 20081022-0105871, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James E. Cary and William J. Cary, as tenants in common by Warranty Deed from Samuel L. Shackelford and C. Wayne Tomerlin, Co-Administrators for the Estate of Jean Davis Hernandez, recorded on the 13th day of June, 2007 in Instrument No. 20070613-0070780, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 203 53rd Avenue North Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of October, 2008.

By: James E. Cary, Member
Synergy Properties LLC

By: William J. Cary, Member
Synergy Properties LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Synergy Properties LLC, by James E. Cary and William J. Cary as the only Members of Synergy Properties LLC with whom I am personally acquainted, and who acknowledged that as such Members they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of October, 2008.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY