Return to: First Title and Escrow Company, Inc.
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Davidson County DEEDWARR
Recvd: 11/05/08 15:50 2 pgs
Fees:13.00 Taxes:723.35
20081105-0110311

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***195,500.00.

Penelope A. Webb
Affiant

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 28th day of October 2008.

Mitchell A. Watts
Notary Public

My Commission Expires: 4-30-09

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Wyatt Busbee 142 37th Avenue, North Nashville, Tennessee 37209	Tennessee Bank & Trust 9000 Carothers Parkway Franklin, Tennessee 37067	MAP 104-01-0 PARCEL 257.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety-Five Thousand Five Hundred and 00/100 Dollars ($***195,500.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, Penelope A. Webb, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Wyatt Busbee, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2 on the Re-subdivision of Lot No. 171 and part of Lot No. 172 of the West Grove Subdivision, of record in Book 3500, Page 4 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Penelope A. Webb, unmarried, from Wilson Enterprises, Inc. by Warranty Deed dated November 21, 1997, of record in Book 10710, Page 475 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 142 37th Avenue, North, Nashville, Tennessee 37209.

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, and has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2009 and all future years. Taxes for 2008 were paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of Re-subdivision of Lot No. 171 and part of Lot No. 172 of the West Grove Subdivision of record in Book 3500, Page 4, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and/or easements, if any, contained in former instruments of record pertaining to the subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 28th day of October 2008.

Penelope A. Webb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Penelope A. Webb, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28th day of October 2008.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY