WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/08 12:41 2 pgs
Fees:13.00 Taxes:304.46
20081212-0119696

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $82,286.11.

Affiant

Subscribed and sworn to before me this 5 day of Dec., 20 08.

Daphne M Davis
Notary Public
My Commission expires: 11-14-09
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
WHS Properties, LLC	SAME	118-05-0-141.00
827 Horner Avenue		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **J. Seth Jennings**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **WHS Properties, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the easterly 80 feet of the north 160 feet of Lot No. 39 on the map showing the Subdivision of part of the Vaulx Lane, not of record, shown on a copy of a survey thereof, made by Earl Drake, County Surveyor, July 1, 1921, and described as follows:

Beginning at the southwest intersection of East Clayton Avenue and Craig Avenue, thence westerly 90 feet along the south margin of East Clayton Avenue; thence southerly 160 feet; thence 80 feet to the westerly margin of Craig Avenue; thence with the same 160 feet to the point of beginning.

Being the same property conveyed to J. Seth Jennings, from James E. Pate, a married man, by deed on August 18, 2008, of record in Instrument Number 20080822-0086366, Register's Office for Davidson County, Tennessee.

This is improved property known as: **915 Clayton Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 5 day of December, 2008.

J. Seth Jennings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **J. Seth Jennings** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this

My commission expires 11-14-09

Daphne M. Davis

Notary Public

