WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF March, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/05/09 07:21 2 pgs
Fees:13.00 Taxes:323.75

20090305-0019477

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Wise	Steve Wise	
1013 Shelby	(NAME) 6013 Greenleaf Ct.	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Brentwood, TN 37027	83-13-76.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ROBERT E. ABERNATHY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEVEN N. WISE AND WIFE, BARBARA P. WISE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSE, BEING PARTS OF LOTS NOS. 20 AND 21 ON THE PLAN OF HANNER'S SUBDIVISION AS OF RECORD IN BOOK 2, PAGE 43, CHANCERY COURT AT NASHVILLE, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY T.R. SANFORD, DATED SEPT. 29, 1962, AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH MARGIN OF SHELBY AVENUE, AT AN IRON PIN LOCATED 100 FEET EAST OF THE EASTERLY MARGIN OF A 16 FOOT ALLEY; THENCE NORTH 132.9 FEET MORE OR LESS TO AN IRON PIN IN THE SOUTH MARGIN OF AN ALLEY, WHICH POINT IS 102.2 FEET EAST OF THE EAST MARGIN OF THE FIRST MENTIONED ALLEY; THENCE ALONG SAID ALLEY, SOUTH 87 DEG. 15' EAST 51.1 FEET TO AN IRON PIN WHICH POINT IS 51.2 FEET WEST OF THE WEST MARGIN OF SOUTH 11TH STREET; THENCE SOUTH 136.6 FEET MORE OR LESS TO AN IRON PIN IN THE NORTH MARGIN OF SHELBY AVENUE; THENCE WITH SAID AVENUE, NORTH 83 DEG. 06' WEST 50 FEET TO THE BEGINNING. THE 19TH DAY OF DECEMBER, 2008 IN INSTRUMENT NOS. 20081219-0121631 AND 20081219-0121632 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM HARRIETT LYONS, UNMARRIED TO E. LOUISE CHANCE AND PEGGY DIANE CHANCE, JOINT TENANTS WITH FULL RIGHT OF SURVIVORSHIP AS RECORDED ON THE 2ND DAY OF OCTOBER, 1986 IN BOOK 6997, PAGE 299. REGISTER'S OFFICE FOR DAVIDSON COUNTY.

SAID PEGGY DIANE CHANCE HAVING PREDECEASED E. LOUISE CHANCE, LEAVING E. LOUISE CHANCE AS SURVIVING TENANT WITH FULL RIGHT OF SURVIVORSHIP. E. LOUISE CHANCE HAVING SINCE DIED INTESTATE LEAVING ROBERT E. ABERNATHY AS HEIR AT LAW AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP'S RECORDED ON DECEMBER 19, 2008 IN INSTRUMENT NO. 20081219-0121631 AND 20081219-0121632, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1013 Shelby, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 2nd day of March, 2009.

Robert E. Abernathy

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 2nd day of March, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903