WARRANTY DEED

Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

G-VRE-09-1701

Tonja Barron
State of Tennessee Notary Public
Williamson County
My commission expires November 21, 2012

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-21-2012
(AFFIX SEAL)

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
Benjamin M. West	New Owner	
	(NAME)	
1701 Forrest Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		83-10-255.00
(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 ARTHUR WAYNE HARPER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BENJAMIN M. WEST, AN UNMARRIED MAN, AND RICHARD D. WEST, A MARRIED MAN, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT: BEING LOT NO. 1 IN THE SUBDIVISION OF LOT NO. 82 ON THE PLAN OF LOCKELAND, EAST NASHVILLE, OF RECORD IN BOOK 57, PAGE 135, REGISTER'S OFFICE FOR SAID COUNTY, THE PLAN OF SAID SUBDIVISION IS NOT OF RECORD, BUT ACCORDING TO A COPY OF SAID PLAN, AND ACCORDING TO THE DEEDS OF RECORD, SAID LOT NO. 1 FRONTS 49 FEET ON THE NORTHERLY SIDE OF FORREST, FORMERLY MORROW STREET, AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE EASTERLY MARGIN OF 17TH STREET, 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ARTHUR WAYNE HARPER, UNMARRIED PERSON BY WARRANTY DEED FROM LEO C. LUKEN, A MARRIED PERSON, RECORDED ON THE 17TH DAY OF DECEMBER, 1990 IN BOOK 8258, PAGE 931, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 57, PAGE 135, REGSITER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1701 Forrest Avenue, 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.

BILL GARRETT, Davidson County
Trans:T20090049111 DEEDWARR
Recvd: 07/21/09 12:38 2 pgs
Fees:13.00 Taxes:1054.50
20090721-0068382

Witness my/our hand(s) this 17th day of July, 2009.

Arthur Wayne Harper

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Arthur Wayne Harper, 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 17th day of July, 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