THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22639-04-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $57,500.00 Affiant Subscribed and sworn to before me this 8th day of April, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Kevin J. Flemming Tyler F. McCain 305 Forrest Lawn Court Mt. Juliet, TN 37122	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.084.11-0 Parcel No. 060.00

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, **James F. Purcell, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin J. Flemming, married and Tyler F. McCain, married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2242 Maplecrest Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 8th day of April, 2004.

James F. Purcell

Davidson County DEEDWARR
Recvd: 04/14/04 08:46 2pgs
Fees:13.00 Taxes:212.75

20040414-0041683

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James F. Purcell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 272 on the Plan of Maplecrest as of record in Plat Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen P. Purcell and wife, Chang H. Purcell by deed dated November 29, 1983 from James Allen Scott, unmarried of record in Book 6185, page 183, Register's Office for Davidson County, Tennessee. The said Chang H. Purcell having since died. Stephen P. Purcell has quitclaimed all his right, title and interest in subject property to James F. Purcell, unmarried by quitclaim deed of record as Instrument No. 20040414-0041682, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record in Plat Book 1835, page 27 and 28, Register's Office for Davidson County, Tennessee.