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. 22957-06-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $190,500.00. Affiant Subscribed and sworn to before me this 17th 18th day of June, 2004. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Brent M. Arledge Jennifer L. Neeley 709 Newberry Road Nashville, TN 37205	**Send Tax Bills To:** Primary Residential Mortgage Inc. 4750 W. Wiley Post Way #200 Salt Lake City, UT 84116	**Tax Information:** Map No.102.14-0 Parcel No. 065.00

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, **William Mabry Starks, Jr. and wife, Rose T. Starks**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brent M. Arledge and Jennifer L. Neeley**("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 709 Newberry Road, Nashville, TN 37205

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 17th 18th day of June, 2004.

William Mabry Starks, Jr.

Rose T. Starks

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William Mabry Starks, Jr. and wife, Rose T. Starks**, 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, at office, this 17th 18th day of June, 2004.

Notary Public

My Commission Expires: GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 06/24/04 15:03 2pgs
Fees:13.00 Taxes:704.85

20040624-0075361

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 325 on the Plan of Brook Meade Section IX as of record in Plat Book 2331, pages 34 and 35, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to William Mabry Starks, Jr. and wife, Rose T. Starks by deed dated June 17, 1986 from C.J. Barclay and wife, Virginia Barclay of record in Book 6893, page 256, 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. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5154, page 983, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2331, pages 34 and 35, Register's Office for Davidson County, Tennessee.