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. 23096-06-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $202,100.00. Affiant Subscribed and sworn to before me this 28th day of September, 2004. Notary Public NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Jerry A. Flowers, Michelle L. Babbitt 717 Adkisson Lane Nashville, TN 37205	**Send Tax Bills To:** Suntrust Mortgage, Inc. 201 4th Ave, North/7th floor Nashville, TN 37219	**Tax Information:** Map No.102.11-0 Parcel No. 009.00

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, **Alexandre S. Naddell and Cassie Marie Naddell**, husband and wife ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jerry A. Flowers and Michelle L. Babbitt,** husband and wife ("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 717 Adkisson Lane, 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 28th day of September, 2004.

Alexandre S. Naddell

Cassie Marie Naddell

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Alexandre S. Naddell and Cassie Marie. Naddell**, 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 28th day of September, 2004.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE ELIZABETH J. SMITH DAVIDSON COUNTY, TENN.

My Commission Expires: 21 21 2007

Davidson County DEEDWARR
Recvd: 10/05/04 14:38 2pgs
Fees:13.00 Taxes:747.77

20041005-0119925

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 390 on the Plan of Brooke Meade Section X, as of record in Plat Book 2331, page 135, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Alexandre S. Naddell and wife, Cassie Marie Naddell by Deed dated 1/30/01 from James Norman Holcombe and Anne H. Vaughn, devisees under will of Margaret C. Holcombe of record in Instrument No. 20010205-0011080, 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 Grantees.
2. All matters appearing on the Plan of record as Book 2331, page 135, Register's Office for Davidson County, Tennessee.