This instrument prepared by and return to: FEARNLEY & CALIFF, PLLC
211 DONELSON PIKE, STE. 113
NASHVILLE, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 2nd day of November, 2004, by and between The Verdon Company, LLC, party of the first part, and Thomas E. Ruhl and wife, Michelle Ruhl, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Trailwood Section 5, of record in Book 6900, Pages 477, 478, and 479, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to The Verdon Company, LLC, herein by Quit Claim Deed dated October 25, 2004 filed for record October 26, 2004 at Instrument No. 20041026-0128589, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2005 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Book 6900, Pages 477, 478, and 479, and Restrictions of record in Book 4800, Page 254, all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

The Verdon Company, LLC

By: James K. Verdon Jr. Member
James K. Verdon Jr., Member

Davidson County DEEDWARR
Recvd: 11/19/04 08:16 2pgs
Fees:13.00 Taxes:543.90
20041119-0138934

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joshua R. Hopkins of the state and county mentioned, personally appeared James K. Verdon Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of The Verdon Company, LLC, the within named bargainor, a Limited Liability Company, and that he as such Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the Limited Liability Company as Member.

WITNESS my hand and official seal at office this 2nd day of November, 2004.

NOTARY PUBLIC

My Commission Expires: 7-30-06

JOSHUA R. HOPKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Property Owner & Address : Thomas E. Ruhl & Michelle Ruhl
3324 East Lake Drive
Nashville, TN 37214

Tax Parcel No.: 108-12-0-231.00

Property Address: 3324 East Lake Dr.
Nashville, TN 37214

MAIL TAX BILLS TO: Chase Manhattan Mortgage Corporation
P.O. Box 79046
Phoenix, AZ 85062-9046

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $147,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 2nd day of November, 2004.

NOTARY PUBLIC

My Commission Expires: 7-30-06

JOSHUA R. HOPKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.