RETURN TO:
Grissim Title & Escrow, LLC
2309 Crestmoor Road, Suite 300
Nashville, TN 37210

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of December, 2004.

Notary Public

NOTARY PUBLIC
AT LARGE
Sharen L. Clevenger
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

My Commission Expires: 3-22-08

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/29/04 14:12 2pgs
Fees:13.00 Taxes:503.20
20041229-0154012

ADDRESS NEW OWNER(S) AS FOLLOWS:
Brian A. Courtney and Brad D. Williams
905 Fatherland Street Unit A, B and C
Nashville, Tennessee 37206

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
082-160-186.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Heino Moeller** hereinafter referred to as Grantors, hereby transfers and conveys to **Brian A. Courtney, an umarried man and Brad D. Williams, a unmarried man** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Barrow's Addition to "Edgefield" of record in Chancery Court Book1, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Heino Moeller by warranty deed from Robert B. Huffine, a 1/2 undivided interest and Bill Dorris a 1/2 undivided interest of record at Instrument No. 20020709-0082209, dated June 27, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1, Page 13, Chancery Court for Davidson County, Tennessee.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 905 Fatherland Street Unit A, B and C, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, 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.

Witness my hand this 10th day of December, 2004.

Heino Moeller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heino Moeller, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of December, 2004.

Notary Public

My Commission Expires: 11/22/05

WILLIAMSON COUNTY
DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC