39B

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. 23778-01-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $378,000.00 Affiant Subscribed and sworn to before me this 28th day of January, 2005. Notary Public My Commission Expires: 7-30-05

WARRANTY DEED

Address New Owner: Bradford Walter Darr and wife, Gretchen Watts Darr 411 Fairfax Avenue Nashville, TN 37212	**Send Tax Bills To:** FHHLC 1555 W. Walnut Hill Ln Irving, TX 75038	**Tax Information:** Map No.104.10-0 Parcel No. 148.00

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, **Douglas C. Neuman, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bradford Walter Darr and wife, Gretchen Watts Darr** ("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 411 Fairfax Avenue, Nashville, TN 37212

Elizabeth Byrd Neuman, the spouse of Douglas Clay Neuman, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said Elizabeth Byrd Neuman.

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 January, 2005.

Douglas C. Neuman

Elizabeth Byrd Neuman

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Douglas C. Neuman and Elizabeth Byrd Neuman**, 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 January, 2005.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 02/03/05 14:53 2 pgs
Fees:13.00 Taxes:1398.60

20050203-0012974

My Commission Expires
SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Dr. R. W. Grizzard's Subdivision, as of record in Plat Book 3500, page 70, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Douglas C. Neuman, unmarried by deed dated February 20, 2002 from Gail L. Lamb, unmarried of record in Instrument No. 20020221-0022165, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 3500, page 70, Register's Office for Davidson County, Tennessee.