STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $1,142500.00.

Affiant

Sworn to and Subscribed before me on this the 8th day of July, 2005.

NOTARY PUBLIC
My Commission Expires: 1-23-08

TONY L. TURNBOW
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS- AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

Davidson County DEEDWARR
Recvd: 07/08/05 10:34 2 pg
Fees:13.00 Taxes:4227.25

20050708-0079104

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
James Timothy DuBois	Same	130-12-0-A, Parcel 46
One Strawberry Hill		
Nashville, TN 37215		

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dana C. McLendon, Jr. and wife Mary Huston A. McLendon**, hereinafter called Grantors, have bargained and sold, and by these presents does transfer and convey unto **James Timothy DuBois and wife, Pamela Gene DuBois**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Northumberland of record in Plat Book 6250, Pages 128 and 129, as amended by Surveyor's Certificate of Correction of record in Book 6386, Page 194, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Dana C. McLendon Jr. and wife, Mary Huston A. McLendon by Warranty Deed of record in Book 7817, page 347, said Register's Office and being the same property conveyed to Mary Huston A. McLendon by Quitclaim Deed from Dana C. McLendon Jr. of record in Book 8259, Page 836, said Register's Office and being the same property conveyed by Mary Huston A. McLendon to Dana C. McLendon, Jr. and wife Mary Huston A. McLendon byQuitclaim Deed of record in Book 8709, Page 803, Register's Office for Davidson County, TN.

This is the same description as the previous deed.

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except for the following:

(A) The 2005 Davidson County property taxes will be prorated at closing and paid in full by the Grantees when due.

(B) Subject to Restrictive Covenants contained in an instrument of record in Book 6377, Page 18, as amended in Book 6545, Page 799, said Register's Office.

(C) Subject to Easements, setback lines and other mattersshown on the recorded Plan of record in Plat Book 6250, Page 128, and as amended by Surveyor's Certificate of Correction, of record in Book 6386, Page 194 said Register's Office.

(D) Subject to a perpetual ingress and egress easement over a 50-ft. unnamed drive from Harding Place, and a perpetual easement for installation and maintenance of a water pipe or main within said unnamed drive, both granted to Nashville Suburban Utility District in Book 1181, Page 486, Register's Office for Davidson County, TN.

(E) Subject to easement and rights retained by Northumberland Development Company and granted to Northumberland Homeowners' Association, all as more particularly described in Book 6620, Page 441, said Register's Office.

And we do further covenant and bind ourselves, our 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. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 8th day of July, 2005.

Mary Huston A. McLendon

Dana C. McLendon, Jr.

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, **Mary Huston A. McLendon and husband, Dana C. McLendon, Jr.**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained .

Witness my hand and seal at Franklin, Tennessee, this the 8th day of July, 2005.

NOTARY PUBLIC

My Commission Expires on: 1-23-08

TONY L. TURNBOW
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY