STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual monetary consideration for this transfer is $153,615.00

Prepared By:
David W. McMackin
104 East Park Drive, Suite 104
Brentwood, TN 37027

Subscribed and sworn to before me this 27th day of July, 2005.

Notary Public
My Commission Expires:

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: SEPTEMBER 30, 2006

Davidson County DEEDQC
Recvd: 07/29/05 11:59 2 pgs
Fees:13.00 Taxes:568.38
20050729-0088917

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER | MAIL TAX BILLS TO | MAP/PARCEL NO. |
|---|---|---|
| Nicholas Ryan Lowry<br>1012 Hickory Hollow Road<br>Nashville, Tn 37221 | Same | 115-2-26 |

This quitclaim deed made and entered into on this the 27th day of July, 2005, between Christopher A. Warren, unmarried, hereinafter referred to as Grantor, and Nicholas Ryan Lowry, hereinafter referred to as Grantee:

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars ($10.00), this day cash in hand each to the other paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and so as to effectuate and vest fee simple title in and unto the Grantee, Christopher A. Warren, does hereby quitclaim unto Nicholas Ryan Lowry, his heirs and assigns, all of his right, title and interest in and to the following described real estate located in Davidson County, Tennessee, described as follows, to wit:

> BEING land in the 8th, formerly 12th, Civil District of Davidson County, Tennessee, described according to a survey made by J.R. Wauford & Co., Engineers, April 12, 1958, as follows: Beginning on the westerly margin of Willanne Drive at an iron pin located 1062.0 feet North of the northerly line of the 0.70 acre tract conveyed to W.W. Glenn and wife, as Tract No. 2 in deed from Howard Griffiths and wife, as of record in Book 2441, page 355, Register's Office for said County; thence with the westerly margin of said Drive, northwardly 100.0 feet to an iron pin located 553.0 feet south of the center of bridge, as located along the westerly margin of said Drive; thence South 73 deg. 30 min. West 200.0 feet to an iron pin; thence South 12 deg. East 100.0 feet to an iron pin; thence North 73 deg. 30 min. East 202.5 feet to the beginning, containing 0.454 acres, more or less.

Being the same property conveyed to Christopher A. Warren by warranty deed dated April 1, 2004, from Frances Anderson, unmarried, of record as Instrument No. 20040405-0037869, Register's Office, Davidson County, Tennessee.

This conveyance is SUBJECT to that certain deed of trust executed by Christopher A. Warren, a single man, to Rudy Title, Trustee, of record as Instrument No. 20040405-0037870, Register's Office, Davidson County, Tennessee, dated April 1, 2004, to secure to Michigan Fidelity Acceptance Corp. d/b/a Franklin Mortgage Funding, Inc., an indebtedness in the original principal amount of $114,320.00, the payment of which is hereby assumed by Grantee; SUBJECT to that certain deed of trust executed by Christopher A. Warren, a single man, to Rudy Title, Trustee, of record as Instrument No. 20040405-0037871, said Register's Office, dated April 1, 2004, to secure to Franklin Mortgage Funding of TN, Inc., an indebtedness in the original principal amount of $28,580.00, the payment of which is hereby assumed by Grantee; SUBJECT to Right of Way Deed to Davidson County, Tennessee, for road purposes, of record in Book 2739, page 597, said Register's Office, and SUBJECT to any unpaid real estate taxes for the years 2004 and 2005.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property, located at 991 Davidson Drive, Nashville, Tennessee 37205.

WITNESS my hand this the 27th day of July, 2005.

Christopher A. Warren
CHRISTOPHER A. WARREN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Christopher A. Warren, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27th day of July, 2005.

D. W. McMACKIN
NOTARY PUBLIC
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires: SEPTEMBER 30, 2006

My Commission Expires: _____