THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 21565S

MAP/GROUP/PARCEL: 118-01-0-323.00

NEW OWNER'S NAME AND ADDRESS:
DAVID LEE TABB
901 MONTROSE AVENUE
NASHVILLE, TN 37204

Davidson County DEEDWARR
Recvd: 08/23/05 14:38 2 pgs
Fees:13.00 Taxes:1332.00
20050823-0100462

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, KEITH KIRKLAND and KEITH ALAN SMITH and RONN GREEN HOLLIS, JR., hereinafter called Grantors, does hereby transfer and convey unto, DAVID LEE TABB, a single man his heirs and assigns, hereinafter called Grantee, property described as follows:

> LAND in Davidson County, Tennessee, being the Easterly half of Lot no. 153, on the Plan of Montrose Place, as shown on plat of record in Plat Book 57, page 93, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> The subject property is improved property known as 901 MONTROSE AVENUE, NASHVILLE, TN 37204.
>
> BEING the same property conveyed to Grantor herein by deed of record in INSTRUMENT NO. 20040903-0106973, Register's Office for DAVIDSON, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenants with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

KEITH KIRKLAND

KEITH ALAN SMITH by Keith Kirkland Attorney-in-Fact

RONN GREEN HOLLIS, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, KEITH KIRKLAND and KEITH ALAN SMITH and RONN GREEN HOLLIS, JR., executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in NASHVILLE, Tennessee on this the 17th day of August, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $360,000.00.

AFFIANT

Sworn to and subscribed before me, this the 17th day of August, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2006