THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 24538-07-2005** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $465,000.00. Affiant Subscribed and sworn to before me this 30th day of August, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Gary H. Dean, Jr., Susan B. Dean 911 Oak Valley Lane Nashville, TN 37220	JPMorgan Chase Bank, N.A. P.O. Box 79046 Phoenix, AZ 85062	Map No.146.01-0 Parcel No. 012.00

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, **Robert E.W. Lineberger and wife, Jennifer D. Lineberger, a/k/a Jennifer S. Lineberger**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary H. Dean, Jr. and wife, Susan B. Dean** ("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 911 Oak Valley Lane, Nashville, TN 37220

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 30th day of August, 2005.

Robert E.W. Lineberger

Jennifer D. Lineberger

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert E.W. Lineberger and Jennifer D. Lineberger,** 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 30th day of August, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 09/02/05 15:28 2 pgs
Fees:13.00 Taxes:1720.50

20050902-0106044

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Oak Hill Valley, as of record in Plat Book 1835, pages 15 and 16, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Robert E. W. Lineberger and wife, Jennifer D. Lineberger by deed dated January 31, 1997 from Nathaniel A. Carswell, Jr., Devisee under the Last Will and Testament of Nelle C. Carswell of record in Book 10339, page 151, 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. Restrictive covenants contained in an instrument of record in Book 1788, page 186, amended in Book 1809, page 539 and in Book 1908, page 77., Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Title to that portion of the subject property embraced within the bounds of any roads, highways, or public rights-of-way.
4. All matters appearing on the Plan of record as Book 1835, pages 15 and 16, Register's Office for Davidson County, Tennessee.
5. Easement of record in Book 931, page 53, Register's Office for Davidson County, Tennessee.