THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $445,000.00. Affiant Subscribed and sworn to before me this 23rd day of September, 2005. Notary Public My Commission Expires: 7-29-06
Record & Return To: **First Title & Escrow Co., LLC** **FTEC File No. 24721-09-2005**	

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/28/05 12:14 2 pg
Fees:13.00 Taxes:1646.50

20050928-0116465

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Matthew S. Collins 2524 Blair Blvd Nashville, TN 37212	New Owner	Map No.104.11 Parcel No. 295.00

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, **Joe Derrick and Paul Curran, as tenants in common**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew S. Collins** ("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 2524 Blair Blvd, Nashville, TN 37212

Subject property has never been the marital residence of either Grantor.

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 23rd day of September, 2005.

Joe Derrick by Teresa H. Derrick, attorney in fact — Paul Curran

Joe Derrick, BY: Teresa G. Derrick, Attorney-In-Fact pursuant to a power of attorney being placed of record immediately prior hereto as Instrument No. 20050928-0116464

Paul Curran

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Paul Curran**, 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, at office, this 23rd day of September, 2005.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

My Commission Expires: Notary Public

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Teresa G. Derrick,** with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said **Joe Derrick** and is authorized by the said **Joe Derrick** to execute this instrument on HIS behalf.

Witness my hand, at Office, this 23rd day of September, 2005.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

My commission expires: _____

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Map of The Bransford Realty Company's Subdivision of The Edgar Jones Home Place, as of record in Plat Book 421, page 7, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Joe Derrick and Paul Curran, as tenants in common by deed dated March 15, 2004 from Creative Industries, Inc., a Tennessee corporation of record in Instrument No. 20040324-0033580, 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 421, page 7, Register's Office for Davidson County, Tennessee.