WARRANTY DEED

G-FCPA-05-922

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY MARY FRANCES RUDY

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter T. McDowell	JPMorgan Chase Bank, N.A.	
922 Locklayer Street (ADDRESS)	(NAME) 660 South Mill Avenue, Ste A2-2 (ADDRESS)	82-13-68
Nashville, Tennessee 37011 (CITY) (STATE) (ZIP)	Tempe, AZ 85281 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CURTIS BORNTRAGER AND HOLLY LIN BORNTRAGER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PETER T. MCDOWELL AND BRADLEY K. RUSSELL, BOTH UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 20 FEET OF LOT NO. 34 AND THE EASTERLY 25 FEET OF LOT NO. 35 OF BLOCK "B" ON THE PLAN OF BRANSFORD REALTY COMPANY'S NORTH HILL TRACT AS OF RECORD IN BOOK 332, PAGE 72, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CURTIS BORNTRAGER BY QUITCLAIM DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY RECORDED MARCH 23, 2005 IN INSTRUMENT NO. 20050323-0031630, RE-RECORDED IN INSTRUMENT NO. 20050526-0059358, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BY QUITCLAIM DEED RECORDED JUNE 20, 2005 IN INSTRUMENT NO. 20050620-00689883, CURTIS BORNTRAGER CONVEYED AN INTEREST TO HOLLY LIN BORNTRAGER TO CREATE AN INTEREST AS TENANTS BY THE ENTIRETIES.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Book 332, page 72, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 922 Locklayer Street, Nashville, Tennessee 37011
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 2nd day of December, 2005.

Curtis Borntrager

Holly Lin Borntrager

Davidson County DEEDWARR
Recvd: 12/09/05 12:58 2 pgs
Fees:13.00 Taxes:1080.40

20051209-0148272

STATE OF Tennessee
COUNTY OF Davidson

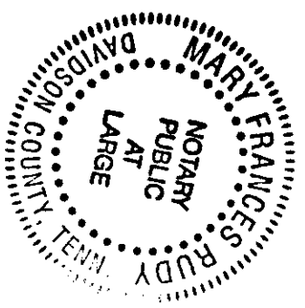
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Curtis Borntrager and Holly Lin Borntrager, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of December, 2005.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903