Prepared By and Returned To:
Southeast Title of Tennessee, Inc.
Highland Ridge II
555 Marriott Drive, Suite 170
Nashville, TN 37214
615-232-7000

The Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $31,500.00

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **13th** day of **January, 2006** by and between **Katherine G. Bryan and husband, Williams Ellis Bryan** , herein after referred to as GRANTOR, and **Mark Joseph Downton** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 338 on the Plan of Huntington Park, Section Three, as of record in Book 4460, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This Conveyance is Subject to the Following:

1.) Restrictive Covenants of record in Book 4225, page 778; Book 4577, page 789; Book 4580, page 487 and Book 5753, page 910, Register's Office for said County.

Being the same property conveyed to Katherine T. Goddard by Warranty Deed from Randall L. Ford and wife, Jessica Boucher Ford, dated August 17, 2001 and recorded September 13, 2001 of record in Instrument 20010913-0099854, Register's Office for Davidson County, Tennessee. Katherine T. Goddard has since married and is now known as Katherine G. Bryan.

This is [ ]improved [ ]unimproved property known as: 5654 Amalie Drive, Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 02/10/06 12:38 2 pg
Fees:13.00 Taxes:486.55
20060210-0016610

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Katherine G. Bryan
Signature of Seller

Williams Ellis Bryan
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Katherine G. Bryan and husband, Williams Ellis Bryan** , to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such
person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this **13th** day of **January, 2006.**

Notary Public

MY COMMISSION EXPIRES
My Commission Expires: SEPTEMBER 22, 2009

CARRIE HUGHES
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

Name and Address of Property Owner:
Mark Joseph Downton
5654 Amalie Drive, Nashville, TN 37211

Send Tax Statements to:

_____
_____, _____

Map & Parcel 161.11-0-028.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$131,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **13th** day of **January, 2006.**

Notary Public

GIB VAN DER HEYDEN
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
05-30-07
DAVIDSON COUNTY, TN

My Commission Expires: _____

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
25-1-623