FILE NO. SP44450
FILE BOX "7"

NAME AND ADDRESS OF NEW OWNERS:
Brentnol James
2810 BRANWOOD DR.
NASHVILLE, TN 37214

SEND TAX BILLS TO:
NEW OWNER

PREPARED BY:
Peter V. Hall, P.C., Attorney
1535 W. Northfield Blvd., Suite 8
Murfreesboro, TN 37129

From information furnished
by the parties

Davidson County DEEDWARR
Recvd: 02/21/06 11:17 2 pgs
Fees:13.00 Taxes:229.40
20060221-0019961

WARRANTY DEED

(Map 071-07-0, Parcel 142.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **David Driggers, a single man**, has bargained and sold and does hereby transfer and convey unto **Brentnol James, a single man**, his heirs and assigns, forever, that certain property located and situated in **Davidson County, Tennessee**, and more particularly described as follows:

Being the East 75 feet of Lot No. 18 on the Map J.B. Haynie's Oriental Subdivision as of record in Book No. 161, pages 26 and 27, Register's Office for Davidson County, Tennessee.

The East 75 feet of said Lot No. 18 which fronts 100 feet North side of Countess Street and runs back 142 ½ feet on the East Line to an alley and on the West side runs parallel with the West line of Lot No. 17.

Being the same property conveyed to David Driggers by Quitclaim Deed from Danny W. Derryberry dated October 22, 2001 and recorded October 24, 2001 in Instrument No. 20011024-0116335, of the Register's Office of Davidson County, Tennessee.

Subject to any and all matters of record in the Register's Office of Davidson County, Tennessee; and the zoning regulations of the appropriate governmental body.

Property known as 205 East Trinity Lane, Nashville, Tennessee

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs, and assigns, forever.

The undersigned covenants with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that the same is unencumbered except as noted herein.

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this 17th day of February, 2006.

David Driggers

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 17th day of February, 2006, before me personally appeared David Driggers to me known (or proved to me on the basis of satisfactory evidence) who acknowledged that he executed the foregoing instrument for the purposes contained therein.

WITNESS MY HAND AND SEAL, this 17th day of February, 2006.

My Commission Expires:

7/29/2006

Notary Public

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater if **$62,000.00,** which amount if equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

SUBSCRIBED AND SWORN TO before me this 17th day of February, 2006.

Affiant

My Commission Expires:

7/29/2006

Notary Public

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006