This instrument prepared by and return to: FEARNLEY & CALIFF, PLLC
9737 COGDILL ROAD, STE. 213
KNOXVILLE, TN 37932

WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of February, 2006, by and between Martha Brown, an unmarried woman, party of the first part, and Jason L. Boylan, a married man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 17 on the Plan of Dr. David McGavock's Plan of record in Book 10, Page 606, Register's Office for said County.

Said part of Lot No. 17 fronts 50 feet on the Westerly side of 3rd Avenue North, formerly College Street, and runs back parallel lines 185.4 feet to a dead line.

Being the same property conveyed to Martha Brown, herein by Special Warranty Deed dated June 5, 2003 filed for record July 2, 2003 at Instrument No. 20030702-0091574, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Book 10, Page 606, all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Martha Brown

Davidson County DEEDWARR
Recvd: 02/24/06 13:39 2 pgs
Fees:13.00 Taxes:547.79

20060224-0021805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Martha Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of February, 2006.

NOTARY PUBLIC

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 1/23/10

Property Owner & Address : Jason L. Boylan
1323 3rd Avenue North
Nashville, TN 37208

Tax Parcel No.: 082-09-0-202.00

Property Address: 1323 3rd Avenue North
Nashville, TN 37208

MAIL TAX BILLS TO: **Wells Fargo Bank, N.A.**
175 Sully's Trail, Ste. 201
Pittsford, NY 14534

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $148,050.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of February, 2006.

NOTARY PUBLIC

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 1/23/10