THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25251-03-2006** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $800,000.00. Affiant Subscribed and sworn to before me this 3rd day of April, 2006. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: G. Scott Rayson, Caroline P. Rayson 2227 Belmont Blvd. Nashville, TN 37212	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.104.16-0 Parcel No. 153.00

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, **Georgianna West Russell, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **G. Scott Rayson and wife, Caroline P. Rayson** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Eric V. Youngquist, spouse of Georgianna West Russell, hereby joins in the execution of this instrument in order to convey any and all marital interest he may have in the subject property.

This is improved property located at 2227 Belmont Blvd., Nashville, TN 37212

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 3rd day of April, 2006.

Georgianna West Russell

Eric V. Youngquist

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Georgianna West Russell and Eric V. Youngquist**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of April, 2006.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 04/06/06 15:01 2 pgs
Fees:13.00 Taxes:2960.00

20060406-0039941

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Belmont Land Co's Plan as of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Georgianna West Russell, married, by deed dated June 6, 2001 from Janna T. Hayden and husband, Louis H. Hayden, of record in Instrument No. 20010613-0062417, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 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 34, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenant for Detached Structure recorded in Instrument No. 20010827-0092302, Register's Office for Davidson County, Tennessee.