WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $41,500.00.

Affiant

Subscribed and sworn to before me this 20 day of April, 2006

Notary Public
My Commission expires: 9-11-07
(Affix Seal)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 04/21/06 08:51 2 pgs
Fees:13.00 Taxes:153.55
20060421-0045743

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Don Farrar	SAME	072-13-0-305.00
820 Douglas Avenue		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Noble Properties, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Don Farrar and Margaret M. Street, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of Lot No. 10 of Block "A" on the Map of the Revised Subdivision of part of the L.M. Ezell 12.11 acre tract of the Talbot Lands, of record in Book 1130, page 5, Register's Office for Davidson County, Tennessee, and further described according to a survey by John Kohl, dated February 4, 1983 as follows:

Beginning at a point in the southerly margin of West Douglas Avenue, said point being 50 feet, more or less, east of Cline Avenue; thence south 160 feet to a point; thence west 50 feet to the easterly margin of Cline Avenue; thence north along the easterly margin of Cline Avenue, 127 feet, more or less, to a point; thence northeasterly 40 feet, more or less, to the southerly margin of West Douglas Avenue; thence east along the southerly margin of West Douglas Avenue, 30 feet, more or less, to the point of beginning.

Being the same property conveyed to Noble Properties, Inc., by Substitute Trustee's Deed from Valerie Ann Spicer, Substitute Trustee, on March 21, 2006, of record in Instrument Number 20060321-0032201, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1130, page 5, Register's Office Davidson County, Tennessee.
- Easement for Drainage of record in Instrument Number 20000113-0004576, Register's Office for Davidson County, Tennessee.

This is improved property known as: **820 Douglas Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 20, 2006.

Noble Properties, Inc.

By Lane Wallace

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20 day of APRIL, 2006, before me, appeared Lane Wallace to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Noble Properties, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Lane Wallace acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

9-22-07

