THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25311-04-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $760,000.00. Affiant Subscribed and sworn to before me this 12th day of May, 2006. Notary Public My Commission Expires: 9/8/09

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Scott Trichel, Terri Trichel 2809 Tyne Blvd Nashville, TN 37215	New owner	Map No.130.15-0 Parcel No. 020.00

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, **Terri Lancaster and wife, Lee Lancaster**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ~~Scott~~ **** **Trichel and wife, Terri Trichel** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

****Kevin S.

This is improved property located at 2809 Tyne Blvd, Nashville, TN 37215

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 12th day of May, 2006.

Terri Lancaster

Lee Lancaster

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 12th day of May, 2006.

Notary Public

My Commission Expires:

MICHAEL MORGAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 05/16/06 14:39 2 pgs
Fees:13.00 Taxes:2812.00

20060516-0057433

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Harpeth Valley Estates Section No. One, as of record in Plat Book 1835, page 86, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to L. Lee Lancaster and wife, Terri L. Lancaster by Deed dated July 30, 1997 from Jeffrey S. Lodge and wife, Virginia P. Lodge of record in Book 10547, page 950, 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 1835, page 86, Register's Office for Davidson County, Tennessee.
3. Agreement regarding water rights as set out in Book 880, page 119, Register's Office for Davidson County, Tennessee.