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. 25550-06-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $100,000.00. Affiant Subscribed and sworn to before me this 16th day of June, 2006. Notary Public My Commission Expires: My Commission Expires JULY 19, 2008

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

WARRANTY DEED

Address New Owner: Joseph M. Stocker Richard Chesbro c/o Ohana LLC 151 Gardenia Way Franklin, TN 37064	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.158.04-0A Parcel No. 116.00-CO

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, **Daniel W. Drake and wife, Heidi Drake**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph M. Stocker and Richard Chesbro, as joint tenants with the right of survivorship,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 13 Wynstone, Nashville, Tennessee 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 16th day of June, 2006.

Daniel W. Drake

Heidi Drake

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Daniel W. Drake and Heidi Drake**, 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 16th day of June, 2006.

Notary Public

My Commission Expires:

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

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 06/20/06 13:48 2 pgs
Fees:13.00 Taxes:370.00

20060620-0073619

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Minor Revision Lot 58 Section Three Otterwood as of record in Plat Book 8250, page 933, revising Book 6900, pages 788 to 790, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to Daniel W. Drake by quitclaim deed dated August 24, 1995 from Percy Wilkins, Jr., Trustee, of record in Book 9775, page 42, Register's Office for Davidson County, Tennessee. Being further conveyed to Daniel W. Drake and wife, Heidi Drake, by quitclaim deed of record in Instrument No. 20060213-0017341, 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. Declaration of Covenants, Conditions and Restrictions for Otterwood of record in Book 7260, page 483, amended in Book 8762, page 199;
3. Charter of Incorporation of Otterwood Homeowners Association, Inc. of record in Book 7292, page 315;
4. All matters appearing on the Plan of record as Book 6900, pages 788 to 790 and Book 8250, page 933;
5. All matters appearing on the Plan Addition to common open space Otterwood Homeowners Association, Inc. of record as Book 9700, page 529 and Book 8250, page 859;
6. Easement for transmission line to USA of record in Book 2248, page 618, Book 2249, page 86 and Book 2271, page 196; and
7. Easement of record in Book 7667, page 218, corrected in Book 7942, page 678, Register's Office for Davidson County, Tennessee.