PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(_gj_) Title No: 47075
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/23/06 11:28 2 pgs
Fees:13.00 Taxes:8510.00
20060623-0075196

BOX 50-B
PREPARED BY: BANKERS TITLE & ESCROW CORP.
RETURN TO: 3310 WEST END AVE. NASHVILLE, TN 37203

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stephen T. Braun Martha J. Braun 909 Overton Lea Road Nashville, Tennessee	New Owner

TAX MAP-PARCEL NUMBERS: 14606007200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,300,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David R. Poile and spouse, Elizabeth Poile**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen T. Braun and spouse, Martha J. Braun** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Bailey Subdivision of record in Book 9700, page 440, Register's Office for said County, To which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David R. Poile and wife, Elizabeth Poile by deed from Carolyn D. Hill, a married woman of record in Doc. No. 20050622-0071648, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700 Page 440, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

This is improved property, known as: 909 Overton Lea Road, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of June, 2006.

David R. Poile

Elizabeth Poile

State of TENNESSEE
County of DAVIDSON

On this 20th day of June, 2006 , before me the undersigned authority, personally appeared David R. Poile and Elizabeth Poile, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $2,300,000.00

Affiant

Sworn and subscribed before me this the 20th day of June, 2006

My Commission Expires: 1/24/09

Notary Public

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN