THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25685-07-2006** **Record & Return To:** **Premier Title & Escrow, Inc.** **4301 Hillsboro Road, Suite 300** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $221,000.00. Sydney Paige McClain Affiant Subscribed and sworn to before me this 17th day of July, 2006. Notary Public My Commission Expires:

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

My Commission Expires JULY 19, 2009

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Joseph L. Mankin Courtney L. Mankin 5225 Trousdale Drive Nashville, TN 37220	Tennessee Bank & Trust 330 Mayfield Drive, Ste C-6 Franklin, TN 37067	Map No.160.04-0 Parcel No. 039.00

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, **Sydney Paige McClain, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph L. Mankin and wife, Courtney L. Mankin** ("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 improved property located at 5225 Trousdale Drive, Nashville, TN 37220

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 17th day of July, 2006.

Sydney Paige McClain

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 17th day of July, 2006.

Notary Public

My Commission Expires:

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

My Commission Expires JULY 19, 2009

Davidson County DEEDWARR
Recvd: 07/18/06 09:39 2 pgs
Fees:13.00 Taxes:817.70

20060718-0086209

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 928 on the Plan of Brentwood Hall Section IX, as of record in Plat Book 2331, page 92, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Sydney Paige McClain, unmarried by Warranty Deed dated May 27, 1994 from Gregory E. Stutz and wife, Sue A. Stutz of record in Book 9359, page 813, 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 2331, page 92, Register's Office for Davidson County, Tennessee.