Box 19-13
06-06-05 IC

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File # 606046 Record and Return to:	The actual consideration or value, whichever is greater, for this transfer is: $439,000.00. Affiant Subscribed and sworn to before me this 13th day of June, 2006. Notary Public My commission expires: 3/31/07

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/19/06 10:28 2 pgs
Fees:13.00 Taxes:1624.30

20060719-0086939

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Roger Birden 77 Ravenwood Hills Circle Nashville, TN 37215	First Horizon Home Loans D/B/A First Tennessee Home Loans P.O. Box 7481 Springfield, OH 45501	MAP 131-6-C PARCEL 58

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles W. Brandon** and wife, **Martha D. Brandon**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to **Roger Birden** (the "Grantee"), unmarried, Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Revised Plat of Burton Hills, Village of Ravenwood of record in Plat Book 6900, page 363, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles W. Brandon and Martha D. Brandon as tenants in common by deed dated June 21, 1995, from Wallace Builders, Inc., of record in Book 9709, page 164, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for 2006, which have been prorated and assumed by the Grantee.
2. All matters shown on the Plan of Revised Plat of Burton Hills Village of Ravenwood of record in Plat Book 6900, page 363, Register's Office of Davidson County, Tennessee.
3. All matters shown in the Declaration of Covenants, Conditions, and Restrictions of Burton Hills of record in Book 6517, page 522, Register's Office of Davidson County, Tennessee.
4. All matters shown in the Declaration of Covenants, Conditions, and Restrictions of Burton Hills Village of Ravenwood of record in Book 7071, page 460, as amended in Book 7146, page 183, Book 7147, page 421, Book 7436, page 795, Register's Office of Davidson County, Tennessee.

This is improved property known as: 77 Ravenwood Hills Circle, Nashville, TN 37215

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTORS COVENANT** that they are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTORS FURTHER COVENANT** and bind themselves and their successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 13th day of June, 2006.

Charles W. Brandon

Martha D. Brandon

STATE OF TENNESSEE

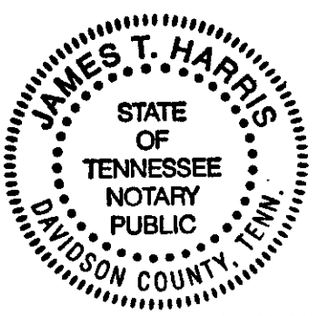
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Charles W. Brandon and Martha D. Brandon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 13th day of June, 2006.

Notary Public

My commission expires:



My Commission Expires MAY 23, 2009