Davidson County DEEDWARR
Recvd: 07/20/06 09:11 2 pgs
Fees:13.00 Taxes:1524.40
20060720-0087428

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 24723N

MAP/GROUP/PARCEL: 115-6/31

NEW OWNER'S NAME AND ADDRESS:
BRANDON C GUY
6540 BROWNLEE DRIVE
NASHVILLE, TN 37205

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, BRIAN WALLER and wife, CHRISTINIA A. WALLER, hereinafter called Grantors, do hereby transfer and convey unto, BRANDON C GUY, a married man, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 137, on the Plan of West Meade Estate, Section II, as shown on plat of record in Plat Book 2900, page 118, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the northeasterly margin of Brownlee Drive, the common corner of Lots Nos. 137 and 138; thence northeasterly along the line between said two lots 197.9 feet to a concrete monument; thence south 83 degrees 15' East 196.82 feet to a concrete monument in the westerly margin of Pennywell Drive; thence southerly along the westerly margin of said Drive, 12.87 feet to a concrete monument; thence continuing southerly along the margin of Pennywell Drive 178.19 feet to a concrete monument; thence continuing southerly 43.94 feet to a concrete monument, the beginning of a curve to the right; thence around said curve having a radius of 25 feet, 39.27 feet to a point in the northeasterly margin of Brownlee Drive; thence westerly along the said margin of said drive, 115.83 feet to a concrete monument; thence continuing westerly 94.17 feet to the point of beginning.

The subject property is improved property known as 6540 BROWNLEE DRIVE, NASHVILLE, TN 37205.

BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20051227-0153724, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate,

title, and interest thereto belonging to said grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

BRIAN WALLER

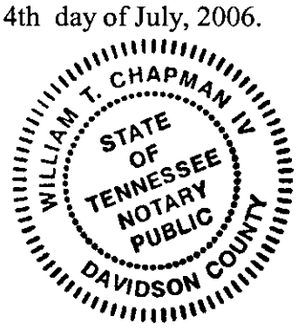
CHRISTINIA A. WALLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, CHRISTINIA A. WALLER AND BRIAN WALLER, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 14th day of July, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $412,000.00.

AFFIANT

Sworn to and subscribed before me, this the 14th day of July, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
9/30/06

