This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
**2006070033**

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $69,000.00

Davidson County DEEDWARR
Recvd: 07/24/06 15:00 2 pgs
Fees:13.00 Taxes:255.30
20060724-0089012

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this 20th day of July, 2006.

D. Sinard
Affiant

E. Mannix
Notary Public
Comm exp. 11-25-06

Address of New Owner:

Jason Barbera
312 Marshall St.
Nashville, TN 37207

Send Tax Bills to:

New Owner

Map-Parcel Numbers:

71-11-135

**WARRANTY DEED**

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bill Dorris and Robert B. Huffine**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jason Barbera and wife, Aoibheann Barbera**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being the westerly one-half of Lot No. 43, on the Plan of Trinity Heights, as of record in Book 161, Page 38, of the Register's Office of Davidson County, Tennessee, described as follows:

Said part of Lot No. 43 fronts 50 feet on the Southerly side of Marshall Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Bill Dorris and Robert B. Huffine by Warranty Deed from William G. Wallis dated September 16, 1999 of record in Book 11668, Page 471, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

All matters on the plan of record in Book 161, Page 38, Register's Office for Davidson County, Tennessee.

This is improved property known as **312 Marshall St., Nashville, TN 37207.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 20th day of July, 2006

Bill Dorris

Robert B. Huffine

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Bill Dorris and Robert B. Huffine, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2006 .

Notary Public

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 19, 2009