THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25721-07-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $358,000.00. Affiant Subscribed and sworn to before me this 27th day of July, 2006. Notary Public My Commission Expires: My Commission Expires 05/01/2009

Fran Y. Oroson
State of Tennessee Notary Public
Davidson County

WARRANTY DEED

Address New Owner: Thomas Christopher Ennis, Jessica D. Ennis 3203 Overlook Drive Nashville, TN 37212	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.104.10-0 Parcel No. 159.00

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, **3015 Poston Avenue Partnership,** a Tennessee partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Thomas **Christopher Ennis and wife, Jessica D. Ennis** ("Grantee"), their 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 3203 Overlook Drive, Nashville, TN 37212

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 27th day of July, 2006.

3015 Poston Avenue Partnership, a Tennessee partnership

By:_____

Barbara Browning, general partner

Davidson County DEEDWARR
Recvd: 07/31/06 10:26 2 pgs
Fees:13.00 Taxes:1324.60
20060731-0092103

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared, Barbara Browning with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the general partner of 3015 Poston Avenue Partnership, the within named bargainor, a partnership, and that she as such general partner has executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by herself as such general partner.

Witness my hand and official seal, at office in Nashville, Tennessee, 27th day of July, 2006.

Notary Public

MICHAEL MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 200 on the Map of R.W. Grizzard's Subdivision of part of the Bosley Tract, not of record, and described as follow, to wit:

Beginning on the southeasterly margin of Overlook, formerly Hillside Drive, at a point 100 1/3 feet southwest of the westerly margin of 32nd Avenue North, being the corner of Lot Nos. 200 and 201; thence with the line between said two lots, southeastwardly 182 feet to the northwesterly line of Lot No. 202; thence with the same southwestwardly 40 feet to the corner of Lot Nos. 199 and 200; thence with the line between said two lots, northwestwardly 180 feet to the southeasterly margin of Overlook Drive; thence with same northeastwardly 70 feet to the beginning

Being the same property conveyed to 3015 Poston Avenue Partnership, a Tennessee partnership by Deed dated September 2, 2005 from Michelle D. Walker, n/k/a Michelle D. Walker-Ungurait, married of record in Instrument No. 20050909-0108863, 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.