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. 25458-05-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Stacey L. Tirrill Affiant Subscribed and sworn to before me this 28th day of July, 2006. Notary Public My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Willard O. Tirrill, IV, Stacey L. Tirrill 6424 Jocelyn Hollow Road Nashville, TN 37205	Franklin American Mortgage Company 501 Corporate Center Dr Franklin, TN 37067	Map No.115.15-0 Parcel No. 080.00

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, **Patrick F. Luby and wife Christine B. Luby**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Willard O. Tirrill, IV and wife, Stacey L. Tirrill** ("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 6424 Jocelyn Hollow Road, Nashville, TN 37205

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 28th day of July, 2006.

Patrick F. Luby

Christine B. Luby

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 28th day of July, 2006.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 08/03/06 09:09 2 pgs
Fees:13.00 Taxes:2775.00
20060803-0094402

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of West Meade Farms, Inc. Section "D", as of record in Plat Book 1835, pages 40 and 41, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Patrick F. Luby and wife, Christine B. Luby by Deed dated October 18, 2002 from Marcus W. Harton, Jr. and wife, Emma M. Harton of record in Instrument No. 20021021-0128683, 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. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6209, page 489, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1835, pages 40 and 41, Register's Office for Davidson County, Tennessee.