THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25699-07-2006** **Record & Return To:** First Title and Escrow Company, File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $354,900.00. Affiant Subscribed and sworn to before me this 31st day of July, 2006. Notary Public Inc. My Commission Expires:

APRIL N. PROVO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

WARRANTY DEED

Address New Owner: Deborah & James Lenahan 5521 Brookshire Drive Nashville, TN 37211	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.172.10-0A Parcel No. 027.00-CO

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, **Jon A. Durham and wife, Winifred R. Durham, f/k/a Winifred M. Reeves and a/k/a Wendy R. Durham,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deborah Lenahan and husband, James Lenahan** ("Grantee"), its 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 5521 Brookshire Drive, Nashville, TN 37211

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 31st day of July, 2006.

Jon A. Durham

Winifred R. Durham

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jon A. Durham and Winifred R. Durham,** 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 31st day of July, 2006.

Notary Public

My Commission Expires:

Expires NOV. 21, 200

Davidson County DEEDWARR
Recvd: 08/04/06 09:23 2 pgs
Fees:13.00 Taxes:1313.13

20060804-0095382

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Brentwood Cove Revision 3, as of record in Instrument No. 20010201-0009801, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jon A. Durham, unmarried and Winifred M. Reeves, unmarried, as joint tenants with right of survivorship by Warranty Deed dated December 13, 2002 from Southeastern Building Corporation of record in Instrument No. 20021218-0156043, Register's Office for Davidson County, Tennessee. The said Jon A. Durham and Winifred M. Reeves have since married and Winifred M. Reeves is now known as Winifred R. Durham.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Brentwood Cove Subdivision, of record in Instrument No. 20000427-0041952, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Instrument No. 20010201-0009801, Register's Office for Davidson County, Tennessee.
4. Storm water detention agreement of record in Instrument No. 20000908-0089128, Register's Office for Davidson County, Tennessee.
5. Metro Codes Letters recorded in Book 4918, page 900 and Book 5300, page 737, Register's Office for Davidson County, Tennessee.