Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $143,900.00

Affiant

Subscribed and sworn to before me, this 31st day of July 2006.

Notary Public
My commission expires: 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 08/04/06 12:41 2 pgs
Fees:13.00 Taxes:532.43
20060804-0095742

Address of New Owner:	Send Tax Bills to:	Tax Information
Deborah Forrest 204 Fall Street Nashville TN 37206	Same	83-6/190

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Jeanie L. Talton, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Deborah K. Forrest and Daniel R. Forrest, as joint tenants with right of survivorship, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being the westerly 1/2 of Lot No. 11, on the Plan of Sneed and Hamilton's Resubdivision, as shown on plat of record in Plat Book 161, page 149, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of Lot No. 11 fronts 50.0 feet on the southerly side of Fall Street and extends back between parallel lines 130.0 feet to an alley.

Being the same property conveyed to Jeanie Lee Talton by Deed of record in Book 9955, Page 360 recorded 2/23/1996, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) Real Estate taxes for the year 2006 and subsequent years; (2) All matters shown on Plat recorded in Book 161, page 149; all matters of record in the Register's Office of Davidson County, Tennessee.

This property is improved property known as 204 Fall Street, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 31st day of July 2006.

Jeanie L. Talton

Jeanie L. Talton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeanie L. Talton and , the bargainor(s), 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 and official seal at Franklin, Tennessee, this 31st day of July 2006.

Notary Public

My Commission expires: 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

FILE NO: TN2006060197