This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

Recording Information:

Davidson County DEEDWARR
Recvd: 08/14/06 13:53 2 pgs
Fees:13.00 Taxes:334.85
20060814-0099992

ADDRESS NEW OWNER:
Vincent and Anglea Wynne
1515 Marwood Lane
Nashville, TN 37214

SEND TAX BILL TO:
Mortgagee

MAP **094-16**
GROUP **0**
PARCEL **037.00**

MORTGAGEE:
Suntrust Mortgage, Inc.
201 4th Ave. No. 6th Floor
Nashville, TN 37219

This is Direct Deeding of Relinquished Property Pursuant to IRC 1031 Tax Deferred Exchange

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Alan K. Hale and wife, Nancy J. Hale** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Vincent W. Wynne and wife, Angela L. Wynne**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No.38 on the Map at Spence Circle, as of record in Book 1835, Page 46, Register's Office for said County. Said Lot No. 38 fronts 63.04 feet on the south side of Marwood Lane and runs back between lines 207.1 feet on the east line and 207.71 feet on the west line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Alan K. Hale and wife, Nancy J. Hale by deed from Levina Alice Githens Dungey, unmarried, of record in Instrument no. 20050810-0094567, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to restrictive covenants contained in an instrument of record in Book 1835, page 46, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 1835, page 46, said Register's Office.

Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 1835, page 46, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

This is improved property known as 1515 Marwood Lane, Nashville, Tennessee.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEES", their heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEES" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 our hands this the 11th day of August, 2006.

Alan K. Hale

Nancy J. Hale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Alan K. Hale and wife, Nancy J. Hale**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of August, 2006.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 08/08/2007

My Commission Expires:

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $90,500.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of August, 2006.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 08/08/2007