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WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 234,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF AUGUST, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 5120 Virginia Way, C-22, Brentwood, TN 37027
file # 06-01666 PRICE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Brett Victor Price	same	MAP:
2932 Primrose Circle		Parcel:117-08 3.00
Nashville, TN 37212		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

J. DAVID PEARSON, A SINGLE MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

BRETT VICTOR PRICE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2932 Primrose Circle, Nashville, TN 37212

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 30th day of August, 2006.

J. David Pearson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, J. DAVID PEARSON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 30th day of August, 2006.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 08/31/06 09:57 2 pgs
Fees:13.00 Taxes:865.80

20060831-0107576

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 9 of Block "B" on the Map of Belmont Terrace Annex, No. 4, of record in Book 974, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 65 feet on the southwesterly side of Primrose Circle and runs back between parallel lines 160 feet to the margin of Tennessee Central Railroad right-of-way.

INCLUDED in the above description, but specifically EXCLUDED from this conveyance is that property conveyed to State of Tennessee of record in Book 4773, page 489, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the south boundary of this property, said point being South 55 deg. 21 min. West 108.1 feet along the said south boundary from its intersection with the west margin of Primrose Circle at another point that is 703 feet south and west of the east exit of Primrose Circle on Primrose Avenue; thence along the said south boundary South 55 deg. 21 min. West 51.9 feet to a point in the east right-of-way of the Tennessee Central Railroad; thence along the said right-of-way North 34 deg. 39 min. West 65.0 feet to a point; thence North 55 deg. 21 min. East 58.5 feet to a point; thence South 28 deg. 55 min. 65.3 feet to the point of beginning, and containing 3,612 square feet.

Being the same property conveyed to J. David Pearson by deed dated August 2, 2006 by deed from William R. Thurman, Delia Corrieri, Edward Thurman, Patricia Anderson, Serena Neumann and Jeanne Mitchell, as heirs to the estate of Delia W. Thurman, of record as Instrument No. 20060808-0097019, Register's Office for Davidson County, Tennessee. Being the same property conveyed to William Ralph Thurman and wife, Delia Wilson Thurman by deed dated January 16, 1953, by deed from George C. Holt and wife Beulah B. Holt, of record in Book 2106, page 621, Register's Office for said County; the said William Ralph Thurman having predeceased Delia Wilson Thurman and she having since died June 3, 2005, leaving a Last Will and Testament under docket No. 05P1001, Probate Court for Davidson County, Tennessee, to her six children as listed above.