This instrument prepared by Frazier & Whitworth, Attorneys at Law,
116 East Main Street, P. O. Box 208, Camden, Tennessee 38320

Davidson County DEEDWARR
Recvd: 09/01/06 16:11 3 pg
Fees:18.00 Taxes:103.60
20060901-0108718

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT for and in consideration of the sum of TWENTY-EIGHT THOUSAND AND NO/100----------($28,000.00)---------- DOLLARS, cash in hand paid to the Grantor by the Grantee, the receipt of which is hereby acknowledged, I, LARON D. ABBOTT, have bargained and sold and by these presents do hereby transfer and convey unto RYAN E. ABBOTT, his heirs and assigns, as Grantee, **my one-third (1/3) undivided interest** in and to the following described tract or parcel of land lying and being situate in the 8th Civil District of Davidson County, Tennessee, and more particularly described as follows:

TAX MAP 90, GROUP 15, PARCEL 32, TAX ASSESSOR'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 427 on the Plan of Charlotte Park, Section 6, as appears of record in Book 2900, pages 7 and 8, Register's Office for said County, described as follows:

Beginning on the easterly margin of Basswood Avenue at the corner of Lots Nos. 426 and 427; thence with the line between said two lots eastwardly 161.8 feet to the southwesterly line of Lot No. 423; thence with said line southeastwardly 25.7 feet to the northwest corner of Lot No. 431; thence with the westerly line of Lots Nos. 431 and 430 southwardly 33.1 feet to the corner of Lots Nos. 427 and 428; thence with the line between said two lots, southwestwardly 163.5 feet to the easterly margin of Basswood Avenue; thence with said Avenue, northwardly 97 feet to the beginning.

This conveyance is made subject to restrictive covenants and setback lines or record in the Register's Office of said County.

Note: This description taken from prior instrument of record.

This being the same property conveyed to Viron O. Abbott and wife, Doris R. Abbott, by Warranty Deed from J. Douglas Wright and J. Douglas Wright, Jr. as appears of record in Book 3069, page 133, in the Register's Office of Davidson County, Tennessee. At the death of Doris R. Abbott, title vested in Viron O. Abbott as the surviving tenant by the entireties. At the death of Viron O. Abbott on September 25, 2004, title vested in his three children, Ryan Abbott, Laron Abbott, and Kathie Brewer, his surviving heirs at law and sole beneficiaries of the estate.

TO HAVE AND TO HOLD the aforedescribed real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto RYAN E. ABBOTT, his heirs and assigns, in fee simple forever.

I covenant and agree to and with the Grantee that I am lawfully seized and possessed of said real estate, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 1ST day of ~~May~~ June, 2006.

LARON D. ABBOTT

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, the within named LARON D. ABBOTT, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

WITNESS MY hand and official seal at office in Nashville, Tennessee, this the 1st day of ~~May~~ June, 2006.

NOTARY PUBLIC

My Commission Expires: 11-14-09

MARSHALL W. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

(Statement required by Chapter 178, Public Acts of 1967 as amended)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby swears or affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $28,000, which amount is equal to, or greater than, the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me,

this the 31ST day of August, 2006

REGISTER/NOTARY PUBLIC

MARSHALL W. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires November 14, 2009

SEND TAX STATEMENT TO: (owner)

Ryan Abbott
406 Basswood Drive
Nashville, Tennessee 37209

ab