Box 8

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 518,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2006. Notary Public MY COMMISSION EXPIRES: 3/20/2010 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/05/06 15:35 2 pgs
Fees:13.00 Taxes:1918.45
20060905-0109593

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John G. Menzies	American Home Mortgage	MAP 103.12
109 Mockingbird Road	520 Broadhollow Road	PARCEL 232.00
Nashville, TN 37205	Melville, NY 11747	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Dorothy Jean Cotton, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John G. Menzies and wife, Helen M. Menzies**

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. 8 of Block "B" on the Map of Cherokee Park, of record in Book 547, pages 169 and 170, Register's Office said County;

Said Lot No. 8 fronts 60 feet on the westerly side of Mockingbird Road and runs back 163.94 feet on the southerly line and 168.62 feet on the northerly line to a dead line and measures 62 feet thereon;

Being that parcel of land conveyed to Richard M. Cotten and wife Sharon V. Cotten from Edna D. Harman, Executrix of the Estate of Madge L. Dorider, deceased by that deed dated 02/06/1974 and recorded 02/11/1974 in Deed Book 4787, Page 409, Register's Office for Davidson County, Tennessee;

Being that parcel of land conveyed to Estate in the name of Richard M. Cotten from Sharon V. Rice (formerly Sharon V. Cotten) by that deed dated 02/12/1987 and recorded 02/25/1987 in Deed Book 7143, Page 913, Register's Office for Davidson County, Tennessee;

Being that parcel of land conveyed to Dorothy Jean Cotten from Dorothy Jean Cotten, Executrix of the Estate of Richard M. Cotten, deceased by deed dated 11/05/1996 and recorded 11/06/1996 in Deed Book 10251, Page 285, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 547, page 169 and 170, said Register's Office, which Plan shows a 40-foot minimum building setback line from Mockingbird Road and a 5-foot easement for public utility purposes along the rear line(s).

This is () UNIMPROVED

(X) IMPROVED property known as **109 Mockingbird Road, Nashville, TN 37205.**

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 the 31st day of August, 2006.

Dorothy Jean Cotten

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dorothy Jean Cotten** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31st day of August, 2006.

My Commission expires 1-26-07

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN