McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Melissa Cusick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2006

Alicia R. Hamilton
Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Dennis Kurttila	New Owner	Map 105
~~827 West Argyle Avenue~~ 148 Cavalcade Circle		Group 10.00
~~Nashville, TN 37203~~ Franklin TN 37069		Parcel 16.00

FOR AND IN 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

Lillie Odell Johnson and Anthony Wayne Walker and James Edward Walker and Amanda Walker Farris, f/k/a Amanda Walker and John Walker

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Dennis Kurttila

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 the westerly 150 feet of Lot No. 8 on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, Page 95, Register's Office for said County.

Beginning at the southeast corner of Argyle Avenue, formerly Fairview Avenue, and a 20-foot alley bounding said lot on the west, being the northwest corner of said Lot No. 8; thence with the southerly margin of said Avenue, easterly 150 feet; thence southerly 150 feet, more or less, to a point on said alley about 183 feet southerly or southeasterly from the beginning point; thence with the northeasterly margin of said alley, northwesterly 183 feet, more or less, to the beginning.

BEING the same property conveyed to Lillie Odell Johnson, Anthony Wayne Walker, James Edward Walker, Amanda Walker, and John Walker by Quitclaim Deed from Charlie Walter Walker, of record in Book 6460, Page 575, dated December 17, 1984, Register's Office for said County. See also deed of record in Book 3100, Page 550, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 57, Page 95, said Register's Office.

Amanda Walker Farris and Amanda Walker being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 827 West Argyle Avenue, Nashville, TN 37203

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.

Davidson County DEEDWARR
Recvd: 09/06/06 11:19 2 pg
Fees:13.00 Taxes:610.50
20060906-0110019

Witness our hands this 30th day of August, 2006.

Lillie Odell Johnson

Anthony Wayne Walker

James Edward Walker

Amanda Walker Farris

John Walker

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 Lillie Odell Johnson, Anthony Wayne Walker, James Edward Walker, Amanda Walker Farris, and John Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

My Commission Expires: 3/24/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.