Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

39-B
File #06-1491

Davidson County DEEDWARR
Recvd: 11/06/06 13:48 2 pgs
Fees:13.00 Taxes:962.00
20061106-0137927

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronald E. Farmer and Richard Story**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Phillip A. Breeden and wife, Jeanette Breeden,** hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 16, Block "A" on the Plan Berry Hills Gardens of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronald E. Farmer and Richard Story by deed from Donald B. McMahan, and wife Charlotte A. McMahan dated August 22, 2003, of record in Instrument No. 20031009-0150019, Register's Office for Davidson County, Tennessee.
The property conveyed herein has not been the residence of the Grantors, their spouses or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 606 West Iris Drive, Nashville TN, 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 3rd day of November, 2006

Ronald E. Farmer
By Amy D. Walker, Attorney in fact
by: Amy D. Walker

Richard Story
By Cindy H. Story, Attorney in fact
by: Cindy H. Story

State of Tennessee
County of Davidson

On this the 3td day of November, 2006, before me personally appeared Amy D. Walker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ronald E. Farmer acknowledged that such person executed the same as the free act and deed of Ronald E. Farmer.

Witness my hand and seal, at office, this 3rd, of November, 2006.

X
Notary Public

My commission expires: 7-25-09

State of Tennessee
County of Davidson

On this the 3rd day of November, 2006, before me personally appeared Cindy H. Story, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Richard Story acknowledged that such person executed the same as the free act and deed of Richard Story.

Witness my hand and seal, at office, this 3rd, of November, 2006.

Notary Public

My commission expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 260,000.00.

X Amy D. Walker
Affiant

Sworn and subscribed before me on this the 3rd day of November, 2006.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Phillip A. Breeden
606 West Iris Drive
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
Same

TAX MAP-PARCEL #:
118-07-0 113.00