This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 12/01/06 10:29 2 pgs
Fees:13.00 Taxes:66.60

20061201-0148410

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of November, 2006, by and between George Ganaway, an individual, party of the first part, and Douglas Lamar Durr, an individual, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 11 on the Map showing the Subdivision of Lot No. 2 of the thomas Woodward Subdivision, as of record in Plan Book 2, Page 104, Chancery Court.

Said Lot Fronts 50 feet on the west side of 10th Avenue, North, formerly Maple Street, and runs back between parallel lines, 170 feet to the easterly side of Owen Street.

Being all or part of the same property conveyed to George Ganaway by Warranty Deed from Javonna Lynn Black, dated April 11, 2006 and recorded April 21, 2006 in Instrument No. 20060421-0045878, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

George Ganaway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, George Ganaway, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of November, 2006.

Notary Public

My Commission Expires: 9-19-2009



Property Owner & Address: Douglas Lamar Durr

Tax Parcel No 081-07-0 467.00

Property Address: 1921 10th Avenue North
Nashville, TN 37208

[redacted]

MAIL TAX BILLS TO:

DOUGLAS LAMAR DURR
3466 COBBLE STREET
NASHVILLE, TENNESSEE 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $18,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of November, 2006.

Notary Public

My Commission Expires: Nov. 24, 2007

