THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26043-11-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $219,000.00. Affiant Subscribed and sworn to before me this 1st day of December, 2006. Notary Public NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE My Commission Expires

WARRANTY DEED

Address New Owner: Jason Latham and Gaylene Latham 4713 Danby Drive Nashville, TN 37211	**Send Tax Bills To:** Bank of America 9000 Southside Blvd. Jacksonville, FL 32256	**Tax Information:** Map No.133.13-0 Parcel No. 075.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel J. Muckala,** *("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Latham and wife, Gaylene Latham,** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*~~xx~~married

This is improved property located at 4713 Danby Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

Jennifer Muckala joins in this conveyance to convey any and all marital interest she may have in the above described property.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of December, 2006.

Daniel J. Muckala

Jennifer Muckala

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Daniel J. Muckala** and Jennifer Muckala with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2006.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 12/06/06 13:42 2 pgs
Fees:13.00 Taxes:810.30

20061206-0150891

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Abbay Hall Section I, as of record in Plat Book 2331, page 18, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Daniel J. Muckala and wife, Lindsey R. Muckala by Deed dated May 22, 1998 from Alan D. Vines, unmarried of record in Book 10945, page 471, Register's Office for Davidson County, Tennessee. Daniel J. Muckala and Lindsey R. Muckala have since been divorced by Final Decree in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 00D1078, dated August 28, 2000. Lindsey R. Muckala has conveyed her interest in said property to Daniel J. Muckala by Quitclaim Deed of record in Instrument No. 20030226-0025502, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 2331, page 18, Register's Office for Davidson County, Tennessee.