WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $200,000.00.

Nancy Enoch

Affiant

Subscribed and sworn to me on December 8, 2006.

NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 12/11/06 11:29 2 pg
Fees:13.00 Taxes:740.00

20061211-0152536

NOTARY PUBLIC AT LARGE DAVIDSON CO.

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22123SP

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Robert Brady Fry 2407 Oakland Nashville, TN 37212	SAME AS NEW OWNER	117-4-274

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Willis H. Patton, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Robert Brady Fry and wife, Shanna Fry, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot 63 as shown on the plan of Victoria Place, as of record in Book 332, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Willis H. Patton and wife, Hattie M. Patton by deed from Nelson L. Griswold, Jr., and wife, Nancy Griswold, of record in Book 4782, page 185, said Register's Office. The said Hattie M. Patton having since died.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County taxes which have been paid by the Seller and 2007 Davidson County taxes assumed by the Grantees; and
2. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This property is also known as unimproved property located at 0 Paris Avenue, Nashville, TN 37212.

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

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind themselves, their heirs and assigns, 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 our hands on December 8, 2006.

Willis H. Patton

Willis H. Patton

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 8, 2006, before me personally appeared Willis H. Patton, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on December 8, 2006.

Deron H. Brown

NOTARY PUBLIC

DERON H. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Deron H. Brown
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

My Commission Expires: May 22, 2010