THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215** **615.665.9766** **File # 0611096** **Record and Return to:** **HARRIS TITLE & ESCROW, LLC** **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00. Affiant Subscribed and sworn to before me this 8th day of December, 2006. Notary Public My commission expires: MARY JAYNE MASTERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 12/12/06 11:28 2 pgs
Fees:13.00 Taxes:4255.00

20061212-0153232

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
James T. Harris Tracey R. Harris 700 Bowling Avenue Nashville, TN 37215	First American Real Estate Tax Service 8435 North Stemmons Freeway Dallas, TX 752247	MAP 117-10 PARCELS 107.00 AND 118

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nicholas Snow** and wife, **Roxanne Snow**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to **James T. Harris** and wife, **Tracey R. Harris**, (the "Grantees"), Grantees' successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT I:

Land in Davidson County, Tennessee, being the northerly 125 feet of Lot 1 on the Map of Forest Park Land Improvement Company's Subdivision, as of record in Plat Book 161, page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 1 fronts 125 feet on the easterly side of Bowling Avenue, formerly Golf Club Road, and runs back between parallel lines with the southerly margin of Forest Park Drive, 250 feet to a dead line.

TRACT II:

Land in Davidson County, Tennessee, being part of Reserved Parcel "A" on the Plan of the Resubdivision of Part of Lot No. 6 on the Map of Forest Park Land Improvement Company's Subdivision, of record in Plat Book 4885, page 175, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin in the southerly margin of Forest Park Avenue, said iron pin being the northwest corner of Reserved Parcel "A" on said Resubdivision, thence with the margin of Forest Park Avenue N 87 deg. 59 min. 30 sec. 44.9 feet to a point, the northwest corner of Lot 1 on said Resubdivision; thence with the westerly line of Lot 1 S. 1 deg. 16 min. 00 sec. E 125.27 feet, more or less to a point; thence in a westerly direction along a line which is the extension of the southerly boundary of Tract I a distance of 35.49 feet, more or less, to the southeast corner of Tract I; thence N 5 deg. 34 min. 00 sec. W 125.50 feet to the point of beginning.

Being the same property conveyed to Nicholas Snow and wife, Roxanne Snow, by deed dated December 4, 2003, from Raymond Denson and wife, Mary E. Denson, of record as Instrument No. 20031211-0178006, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters shown on the Plan of Forest Park Land Improvement Company's Subdivision of record in Plat Book 161, page 144, Register's Office for Davidson County, Tennessee.
2. All matters shown on the Plan of Resubdivision of Part of Lot No. 6 on Map of Forest Park Land Improvement Company's Subdivision, of record in Plat Book 4885, page 175, Register's Office for Davidson County, Tennessee.
3. Easement for fence or wall of record in Book 5189, page 483, as corrected in Book 5341, page 364, and further corrected in Book 6062, page 359, Register's Office for Davidson County, Tennessee.

This is improved property known as: 700 Bowling Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantees and Grantees' successors, heirs and assigns, forever. **GRANTORS COVENANT** that they are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTORS FURTHER COVENANT** and bind themselves and their successors, heirs, and assigns to warrant and forever defend the title to said land to Grantees and Grantees' successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 8th day of December, 2006.

Nicholas S. Snow

Roxanne L. Snow

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Nicholas Snow and Roxanne Snow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 8th day of December, 2006.

Notary Public

My commission expires:

MARY JAYNE MASTERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007