(1)

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26081-11-2006** **Record & Return To:** **Steltemier & Westbrook** **3326 Aspen Grove Dr.** **Franklin, TN 37067**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $375,000.00 Affiant Subscribed and sworn to before me this 15th day of December, 2006. Notary Public My Commission Expires: 1/26/2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
O.H. Mason, Jim L. Butler 6315 Murray Lane Brentwood, TN 37027	New owner	Map No.117.01-0 Parcel No. 097.00

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, **Joel A. Eaton, Married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **O.H. Mason and Jim L. Butler** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Susan B. Eaton hereby joins in the execution of this instrument to convey any and all marital interest she may have in the subject property.

This is improved property located at 3615 Meadow Drive, Nashville, TN 37215

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.

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 15th day of December, 2006.

Joel A. Eaton

Susan B. Eaton

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joel A. Eaton and Susan B. Eaton**, 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 15th day of December, 2006.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 12/22/06 11:26 2 pg
Fees:13.00 Taxes:1387.50

20061222-0158036

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 27, the west 15 feet of Lot No. 26 and the east 20 feet of Lot No. 28 on the Plan of Meadowlawn of record in Book 974, page 35, Register's Office for said County and described according to a copy of a survey made by William Collier Parrish Associates, Civil Engineers dated February 19, 1965, as follows:

Said Lot and parts of said lots adjoin and front together 95 feet on the south side of Meadow Drive, formerly Central Drive and run back between lines, 204.3 feet on the east line of part of Lot No. 26 and 209.5 feet on the west line of part of Lot No. 28, to a dead line in the rear on which they measure 95 feet, more or less.

Being the same property conveyed to Joel A. Eaton, a single person by deed dated September 22, 1989 from Thomas Evans Brittingham, IV. and wife, Norma Constance Culpepper of record in Book 7947, page 262, Register's Office for ~~Williamson~~ 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 in Book 974, page 35, Register's Office for Davidson County, Tennessee.