STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15 day if December, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD P. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/22/06 13:13 2 pg
Fees:13.00 Taxes:1665.00
20061222-0158471

ADDRESS NEW OWNER(S) AS FOLLOWS:
Paul Ketchel and wife, Mary M. Ketchel

1005 Estes Road
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER
1952 Edenbridge Way
Nashville, TN 37215

MAP-PARCEL NUMBERS:

116-8-52

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nicholas H. Adler, and Wife, Ann E. Adler hereinafter referred to as Grantors, hereby transfers and conveys to Paul Ketchel and wife, Mary M. Ketchel, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING parts of Lots Nos. 42 and 42 on the Plan of the Kenner Manor Land Company's Second Subdivision of the Kenner Tract, of record in Plat Book 421, Page 100, of the Register's Office of Davidson County, Tennessee, described according to a survey made by S. R. Sanford, Jr., July 3, 1941, as follows:

Beginning on the westerly margin of Wilson or Estes Avenue, 185.2 feet south of the southerly margin of Kenner Avenue; thence westwardly and parallel with Kenner Avenue 88.1 fee to the easterly line of the property conveyed to Nevin C. Trammell and wife, by deed from A. R. Greene and wife, of record in Book 1166, page 372, Register's Office for Davidson County, Tennessee; thence with Trammell's easterly line southwardly 5 feet to his southeast corner; thence with his southerly line westerly 88.11 feet to the easterly line of Lot No. 44, southwardly 75 feet; thence eastwardly 173.73 feet to the westerly margin of Wilson or Estes Avenue; thence with said Avenue northwardly 80 feet to the beginning.

Being the same property conveyed to Nicholas H. Adler, and Wife, Ann E. Adler by Warranty Deed from Jo Ann Doster, Paul Burney Doster, Michael Thomas Doster and Elizabeth Marie Asher of record in Instrument No. 20040330-0035266, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2007 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 421, Page 100, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 1005 Estes Road, Nashville, TN 37215.

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 I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, 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 my hand this 15th day of December, 2006.

Nicholas H. Adler

Ann E. Adler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Nicholas H. Adler and Ann E. Adler, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 15th day of December, 2006.

Notary Public

My Commission Expires: 10-12-08

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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