THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26123-12-2006** **Record & Return To:** **Lawyers Escrow Services** **2021 Richard Jones Road, Suite 220** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,090,000.00. Affiant Subscribed and sworn to before me this 29th day of December, 2006. Notary Public Davidson County DEEDWARR Recvd: 01/08/07 09:53 2 pgs Fees:13.00 Taxes:4033.00 20070108-0002811 My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Phillip M.& Pam Threadgill Trella 328 Walnut Drive Nashville, TN 37205	**Send Tax Bills To:** Capital Bank & Trust Co. 1808 West End Ave. S. 600 Nashville, TN 37203	**Tax Information:** Map No.116.11-0 Parcel No. 080.00

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, **Martin A. Renkis and wife, Laura E. Renkis**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phillip M. Trella and wife, Pam Threadgill Trella** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 328 Walnut Drive, Nashville, TN 37205

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 29th day of December, 2006.

Martin A. Renkis

Laura E. Renkis by Martin A. Renkis as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me personally appeared Martin A. Renkis to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) 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 at Nashville, Tennessee, this 29th day of December, 2006.

Notary Public

My Commission Expires:

My Commission Expires JULY 19, 2008

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Martin A. Renkis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Laura E. Renkis as her Attorney-In-Fact, as the free act and deed of the within named Laura E. Renkis.

Witness my hand and official seal at Nashville, Tennessee this 29th day of December, 2006.

Notary Public

My Commission Expires:

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Walnut Grove Subdivision, as of record in Plat Book 974, page 2, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Martin A. Renkis and wife, Laura E. Renkis by Warranty Deed dated April 25, 2003 from Hugh C. Tanner and wife, Ellen M. Tanner of record in Instrument No. 20030506-0060080, 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 974, page 2, Register's Office for Davidson County, Tennessee.