THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26180-12-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,698,496.79. Dwight P. Wiles, Trustee Affiant Subscribed and sworn to before me this 19th day of January, 2007. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 TENNESSEE

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Dwight P. Wiles, Trustee 900 Division Street Nashville, TN 37203	~~SunTrust Mortgage, Inc.~~ ~~201 4th Ave. N/7th Fl.~~ NEW ~~Nashville, TN 37219~~ OWNER	Map &Parcel No. 11706013800

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, **Patrick E. Rowan**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dwight P. Wiles, Trustee,** with full power to convey or mortgage without the joinder of any beneficiary, ("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 2325 Golf Club Lane, Nashville, TN 37205

This is not and has never been the marital residence of the Grantor.

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 19th day of January, 2007.

Patrick E. Rowan

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Patrick E. Rowan**, 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 19th day of January, 2007.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 01/24/07 13:52 2 pgs
Fees:13.00 Taxes:9984.44

20070124-0009934

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. 2 on the Plan of Golf Club Lane Acres, Section Two, appearing as Instrument No. 20051103-0133092, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Patrick E. Rowan, married, by deed dated August 31, 2005 from Mary Margaret Farringer appearing as Instrument No. 20050914-0110693, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Easement for electric and sewer lines of record in Book 805, page 602, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record in Instrument No. 20051103-0133092, Register's Office for Davidson County, Tennessee.