WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/07 10:43 2 pgs
Fees:13.00 Taxes:318.20

20070207-0015988

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2007

Notary Public:

MY COMMISSION EXPIRES: 2/27/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Bradley Stallard	Bank of America	Map 072
820 Douglas Avenue	900 W. Trade Street	Group 13
Nashville, TN 37206	Charlotte, NC 28255-0001	Parcel 305

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Don Farrar and wife, Margaret M. Street

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Bradley Stallard, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING part of Lot No. 10 of Block "A" on the Map of the Revised Subdivision of part of the L.M. Ezell 12.11 acre tract of the Talbot Lands, of record in Book 1130, Page 5, Register's Office for Davidson County, Tennessee, and further described according to a survey by John Kohl, dated February 4, 1983 as follows:

Beginning at a point in the southerly margin of West Douglas Avenue, said point being 50 feet, more or less, east of Cline Avenue; thence south 160 feet to a point; thence west 50 feet to the easterly margin of Cline Avenue; thence north along the easterly margin of Cline Avenue, 127 feet, more or less, to a point; thence northeasterly 40 feet, more or less, to the southerly margin of West Douglas Avenue; thence east along the southerly margin of West Douglas Avenue, 30 feet, more or less, to the point of beginning.

Being the same property conveyed to Don Farrar and Margaret M. Street, husband and wife, by deed from Noble Properties, Inc. of record in Instrument 20060421-0045743, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1130, Page 5, said Register's Office; (3) Easement for Drainage of record in Instrument 20000113-0004576, said Register's Office.

Power of Attorney of record in Instrument 20070207 - 0015987, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 820 Douglas Avenue, Nashville, TN 37206

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hands this 19th day of January, 2007.

Don Farrar by Margaret M. Street, AIF
Don Farrar
By: Margaret M. Street, as Attorney-in-Fact

Margaret M. Street
Margaret M. Street

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret M. Street, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of January, 2007.

My Commission Expires: 03/31/07

Notary Public

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Margaret M. Street, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Don Farrar as his Attorney in Fact as the free act and deed of the within named Don Farrar.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of January, 2007.

My Commission Expires: 03/31/07

Notary Public

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.