THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26205-01-2007** **Record & Return To:** **Wilkins & Ivey, Attorneys** **104 Woodmont Boulevard, Suite 100** **Nashville, TN 37205**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me this 9th day of February, 2007. Notary Public My Commission Expires: 3-20-2010 DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Jacob M. Houseright 118 Keyway Drive Nashville, TN 37205	**Send Tax Bills To:** AmSouth Bank Attn: Loan Servicing Birmingham, AL 35201	**Tax Information:** Map No.129-04-0 Parcel No. 072.00

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, **Brett Darken, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob M. Houseright, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Anne Marshall-Darken, wife of Brett Darken, 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 118 Keyway 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 9th day of February, 2007.

Brett Darken

Anne Marshall-Darken

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Brett Darken and Anne Marshall-Darken**, 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 for the purposes therein contained.

Witness my hand, at office, this 9th day of February, 2007.

Notary Public

My Commission Expires:

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

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 02/12/07 14:49 2 pg
Fees:13.00 Taxes:1295.00

20070212-0018042

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of West Meade Farms Section 3 as of record in Plat Book 1835, page 4, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Brett Darken by deed dated May 13, 1998 from Lawson G. Freeman, Jr. and wife, Dibrell S. Freeman, of record in Book 10932, page 370, 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. All matters appearing on the Plan of record as Book 1835, page 4, Register's Office for Davidson County, Tennessee.