WARRANTY DEED

ELIZABETH A GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2007

Notary Public

MY COMMISSION EXPIRES: July 24, 2010
(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:
Nathan Lamott Pierce	United Capital Mortgage	Map 136
2933 Harbour View Drive	2035 Lakeside Centre Way	Group 14-0
Nashville, TN 37217	# 140 Knoxville, TN 37922	Parcel 096.00

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

Christine A. Brashear and Roy M. Dale and Belinda D. Brownlee

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Nathan Lamott Pierce, 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 Lot No. 71, on the Plan of Section One, Harbour Town Village, of record in Plat Book 4675, Pages 3 and 4, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Harold L. Brashear and wife, Christine A. Brashear by deed from American Homes, a partnership composed of Ralph Stevens and Melvin Jones, of record in Book 4888, Page 851, Register's Office for said County. The said Harold L. Brashear now being deceased. The said Christine A. Brashear conveyed an undivided 6-1/2% interest to Roy M. Dale by Quitclaim Deeds of record in Instrument 200001100003435 and Instrument 200001100003433, and an undivided 7.00% interest to Roy M. Dale by Quitclaim Deeds of record in Book 10315, Page 621, and Book 10315, Page 623, said Register's Office. The said Christine A. Brashear conveyed an undivided 6-1/2% interest to Belinda D. Brownlee by Quitclaim Deeds of record in Instrument 200001100003436 and Instrument 200001100003434, and an undivided 7.00% interest to Belinda D. Brownlee by Quitclaim Deeds of record in Book 10315, Page 619, and Book 10315, Page 617, said Register's Office.

This conveyance is subject to Restrictions of record in Book 4806, Page 87, 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 4675, Pages 3 and 4, said Register's Office.

Power of Attorney of record in Instrument 20070221-0021559, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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 2933 Harbour View Drive, Nashville, TN 37217

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.

Davidson County DEEDWARR
Recvd: 02/21/07 13:36 2 pgs
Fees:13.00 Taxes:584.60
20070221-0021560

Witness our hands this 9th day of February, 2007.

Christine A Brashear
Christine A. Brashear

Roy M Dale By Christine A Brashear AIF
Roy M. Dale
By: Christine A. Brashear, as
Attorney-in-Fact

Belinda D. Brownlee
Belinda D. Brownlee

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 Christine A. Brashear and Belinda D. Brownlee, 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 and official seal at Nashville, Tennessee, this 9th day of February, 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, Christine A. Brashear, 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 Roy M. Dale as his Attorney in Fact as the free act and deed of the within named Roy M. Dale.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of February, 2007.

My Commission Expires: 03/31/07

Notary Public

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