THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
103 Continental Place Ste 305
Brentwood, TN 37027

RECORD AND RETURN TO:
FORSYTHE TITLE AND ESCROW
103 CONTINENTALPLACE, STE.305
BRENTWOOD, TN. 37027

Our File Number: 27006S

MAP/GROUP/PARCEL: 105-13-0-258.00

NEW OWNER'S NAME AND ADDRESS:
BENJAMIN A. HALL & LESLI M. HALL
1003 LAWRENCE AVENUE
NASHVILLE, TN 37204

Davidson County DEEDWARR
Recvd: 02/28/07 08:30 2 pgs
Fees:13.00 Taxes:758.50
20070228-0024389

SEND TAX BILLS TO:
Pinnacle Financial Partners
211 Commerce Street Ste 300
Nashville, TN 37201

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **JOHN C. RADEBAUGH, a married man**, hereinafter called Grantor, does hereby transfer and convey unto, **BENJAMIN A. HALL and LESLI M. HALL, HUSBAND AND WIFE**, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Part of Lot Nos. 44 and 45, on the Plan of W. S. Duckworths Addition to Nashville, as shown on plat of record in Plat Book 57, page 83, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning to an iron pin in the southerly margin of Lawrence Avenue 60.0 feet west of 10th Ave. South; thence leaving said avenue, South 2 deg. 21 min. West 100.00 feet to an iron pin; thence North 84 deg. 57 min. West 60.0 feet to an iron pin; thence North 2 deg. 21 min. East 100.00 feet to an iron pin in the Southerly margin of Lawrence Avenue; thence with the same, South 84 deg. 47 min. 57 sec. East 60.0 feet to the point of beginning.

Being the same property conveyed to John C. Radebaugh in Instrument 20031208-0175522 recorded 12/8/2003, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 1003 Lawrence Avenue, NASHVILLE, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of

record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JOHN C. RADEBAUGH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned authority, **JOHN C. RADEBAUGH, a married man**, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Brentwood, Tennessee on this the 20th day of February, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES NOV 22 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater for this transfer is $205,000.00.

Nicholas Greco
AFFIANT

Sworn to and subscribed before me, this the 20th day of February, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-21-09

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY