PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:() Title No: 48461
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/09/07 10:19 2 pgs
Fees:13.00 Taxes:7178.00
20070309-0029286

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Britt P. Hunt 6317 Harding Pike Nashville, Tennessee 37205-4109	Fifth Third Mortgage Co 5050 Kingsley Dr MD 1 Mob 2x Cincinnati OH 45263

TAX MAP-PARCEL NUMBERS: 13006004800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,940,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Nell, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Britt P. Hunt** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly 76 feet of Lot Nos. 1 and 2, and the westerly 100 feet of Lot No. 11, on the Plan of the Subdivision of Block "C", Bellemeade No. 2, as of record in Book 421, Page 58, Register's Office for said County.

Said parts of Lot Nos. 1 and 2 and 11 front together 176 feet on the northerly side of Harding Place, and extend back 299 feet, more or less, on the westerly line and 298 feet, more or less on the easterly line to a dead line, measuring 176 feet thereon.

BEING the same property conveyed to James Nell by deed from Sally Moore Barton-Atwood and Andrew McDonald Barton and Thomas Seth Barton and William Henderson Barton, III, heirs at law of Barbara M. Barton of record in Document No. 20041029-0130167 Register's Office for Davidson County, Tennessee.

Tona Angela Nell, spouse of James Nell, joins in this conveyance solely to waive any and all marital rights she may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; All matters shown on the Plan of record in Book 421, Page 58 said Register's Office.

This is improved property, known as: 4420 Harding Place, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of February, 2007.

James Nell

Tona Angela Nell

State of TENNESSEE
County of DAVIDSON

On this 26th day of February, 2007, before me the undersigned authority, personally appeared James Nell and Tona Angela Nell, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,940,000.00.

Affiant

Sworn and subscribed before me this the 26th day of February, 2007.

My Commission Expires: 1-26-2008

JUDY A. CASEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public