THIS INSTRUMENT WAS PREPARED BY:

H. Anthony Duncan
Attorney at Law
121 First Avenue South, Suite 200
Franklin, TN 37064

RETURN TO:

Southern Title Service
124 First Avenue South
Suite 102
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Natasha Bilbrey
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of March, 2007.

Notary Public
My Commission Expires: 1/10/10

MELANIE D. DuRARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 10, 2010

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Christian Roreau
1711 Forrest Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
083-10-260.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TAYLOR HAMMOND, unmarried and HARRY S. HAMMOND, married**, hereinafter referred to as Grantors, hereby transfers and conveys to **CHRISTIAN ROREAU, unmarried**, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being the westerly one-half of Lot No. 84 on the Map of Lockeland, Chadwell Home Place, as of record in Book 57, Page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made from a more complete legal description thereof.

Being the same property conveyed to Taylor Hammond and Harry S. Hammond, by Warranty Deed from Alan David Stevenson, unmarried, of record as Instrument No. 20040701-0078678, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the plan of record in Plat Book 57, Page 135; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee

Taxes for the current year have been prorated and have been assumed by Grantee.

This is improved property known as: **1711 Forrest Avenue, Nashville, Tennessee 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 GRANTEE, his heirs and assigns forever, and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 28th day of March, 2007.

TAYLOR HAMMOND

by Taylor Hammond, his attorney-in-fact
HARRY S. HAMMOND*

***This has never been Harry S. Hammond's principal martial residence.**

Davidson County DEEDWARR
Recvd: 03/29/07 10:02 2 pgs
Fees:13.00 Taxes:832.50
20070329-0037475

STATE OF TENNESSEE)
COUNTY WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Taylor Hammond**, with whom I am personally acquainted (or who 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 this 28th day of March, 2007.

Notary Public

My Commission Expires: 12/27/09

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Taylor Hammond**, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for **Harry S. Hammond**, maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker,) to execute this instrument on behalf of the maker.

Witness my hand this 28th day of March, 2007.

Notary Public

My Commission Expires: 12/27/09