THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson.
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 184,900.00 Affiant
Record and Return to: **Prestige Title, LLC** **1600 Westgate Circle, Ste 200** **Brentwood, TN 37027**	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF April 2007 Notary Public MY COMMISSION EXPIRES: 5/24/08 (AFFIX SEAL)

ROBYN DUBAY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TN
My Commission Expires MAY 24, 2008

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	TAX PARCEL NUMBERS
Charlene T. Eubank	new owners	MAP 172-12-A
105 Woodfield Court		PARCEL 110 CO
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jeffrey Alan Breaux and wife, Jennifer Breaux**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charlene T. Eubank** , 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:

Land in Davidson County, Tennessee, being Lot number 349 on the Plan of Section Eight, Bradford Hills, as of record in Book 7900, page 6 and Book 7900, pages 387 and 388, Register's Office for Davidson County, Tennessee, to which plans references are hereby made.

Being the same property conveyed to Jeffrey Alan Breaux by deed of record as instrument number 20040820-0100865, said Register's Office. The spouse of Jeffrey Alan Breaux, the undersigned Jennifer Breaux,joins in this conveyance.
THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **105 Woodfield Court, Nashville, TN 37211.**

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.

Witness _____ hand( ) this the 27th day of April, 2007.

Davidson County DEEDWARR
Recvd: 05/04/07 15:42 2 pgs
Fees:13.00 Taxes:684.13
20070504-0054090

Jeffrey Alan Breaux

Jennifer Breaux by Jeffrey Alan Breaux

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 **Jeffrey Alan Breaux** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of April, 2007.

My Commission expires 6-26-09

Notary Public

STATE OF TENNESSEE
Davidson County

On this 27th **day of** April, 2007 **personally appeared before me,** Jeffrey Alan Breaux **, with whom I am personally acquainted, 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" of** Jennifer Breaux **and is authorized by them to execute this instrument on their behalf, as their free act and deed.**

Witness my hand, at office, this 27th **day of** April, 2007 **.**

My commission expires: 6-26-09

Notary Public