THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26571-05-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $351,235.00 Affiant Subscribed and sworn to before me this 14th day of May, 2007 Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC GEORGE E. MUDTER, JR. DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Chance L. and Amy Harkins Irwin 2812 Sugar Tree Road Nashville, TN 37215	New Owner	Map and Parcel No.: 117130071.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul Prichard McKee, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chance L. Irwin and wife, Amy Harkins Irwin** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 2812 Sugar Tree Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of May, 2007.

Paul Prichard McKee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Paul Prichard McKee**, with whom I am personally acquainted (or 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, at office, this 14th day of May, 2007.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC GEORGE E. MUDTER, JR. DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 05/22/07 13:42 2 pgs
Fees:13.00 Taxes:1299.57

20070522-0061033

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Woodmont Estate Number 2 as of record in Plat Book 1130, page 99, Registers's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Paul Prichard McKee, unmarried by deed dated February 23, 2000 from Ronald T. Short and wife Mary Lynn Short of record in Instrument No. 200002280019229, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Easement for the flow of a creek across the subject premises.
3. All matters appearing on the Plan of record as Book 1130, page 99, Register's Office for Davidson County, Tennessee.