39-B

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26525-04-2007**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $487,000.00. Affiant Subscribed and sworn to before me this 18th day of May, 2007. Notary Public My Commission Expires:

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

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Joshua D. Travis 198 A Kenner Avenue Nashville, TN 37205	**Send Tax Bills To:** Bank of America, N.A. 9000 Southside Blvd. Jacksonville, FL 32256	**Tax Information:** Map and Parcel No.: 116080028.00

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, **Charles I. Malone and wife, Sara Hicks Malone**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua D. Travis** ("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 198 A Kenner Avenue, Nashville, TN 37205

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 18th day of May, 2007.

Charles I. Malone

Sara Hicks Malone

Davidson County DEEDWARR
Recvd: 05/23/07 15:51 2 pgs
Fees:13.00 Taxes:1801.90
20070523-0061665

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Charles I. Malone and Sara Hicks Malone**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 2007.

Notary Public

My Commission Expires:

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

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southeasterly 66 feet front of Lot No. 28 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee and described as follows:

Beginning on the northeasterly margin of Kenner Avenue at the corner of Lots 28 and 29; thence with the northeasterly margin of said Avenue, northwesterly 66 feet; thence northeasterly parallel with the line between said two lots 180 feet, more or less, to the southwesterly margin of a 10 foot reserved strip; thence with the southwesterly margin of said strip, southeasterly 82 feet, more or less, to the corner of said Lots Nos. 28 and 29; thence southwesterly with the line between said two lots, 230 feet to the beginning.

Being the same property conveyed to Charles I. Malone and wife, Sara Hicks Malone by deed dated March 11, 2005 from Jason W. Owen, unmarried, of record in Instrument No. 20050315-0028468, 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. All matters appearing on the Plan of record as Book 421, page 100, Register's Office for Davidson County, Tennessee.