THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 06/04/07 08:30 2 pgs
Fees:13.00 Taxes:795.50
20070604-0065601

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***215,000.00.

Affiant

Subscribed and sworn to before me this 31 st day of May 2007.

Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires:
9-30-09

ADDRESS OF NEW OWNER
Haider Feron
824 Aimes Court
Nashville, Tennessee 37221

SEND TAX BILLS TO
NEW OWNER

MAP & PARCEL NOS.
MAP 126-15-0
PARCEL 163.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifteen Thousand and 00/100 Dollars ($***215,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Bryan Ludwig and wife, Elisabeth Ludwig, (hereinafter called the "GRANTORS"), has/have bargained and sold, and by these presents do transfer and convey unto Haider Feron, married, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 141 on the Plan of Section Three Boone Trace at Biltmore, of record in Plat Book 11190, Page 317, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete description of the property.

BEING the same property conveyed to Bryan Ludwig and Elisabeth Ludwig from Brian T. Key and Holly G. Key, husband and wife, by deed dated May 2, 2003, of record as Instrument No. 20030514-0064965, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 824 Aimes Court Nashville, Tennessee 37221

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.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee herein.

2. Matters, if any, shown on the Plan of Section Three Boone Trace at Biltmore of record in Book 11190, Page 317, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

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

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of May 2007.

Bryan Ludwig

Elisabeth Ludwig

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 Bryan Ludwig and Elisabeth Ludwig, the bargainors, 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 and official seal at Nashville, Tennessee, this 31st day of May 2007.

Notary Public

My Commission Expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY