BOX #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/07 13:59 2 pgs
Fees:13.00 Taxes:1480.00
20070605-0067053

State of Tennessee)
County of Davidson)

G#20527-2

The actual consideration or value, whichever is greater, for this transfer is **$400,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of June, 2007.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
JASON ALLEN TALLEY and CHRISTOPHER READ TALLEY	**"NEW OWNERS"**	**Map 117-12-0 Parcel 103.00**
3502 Belmont Blvd		
Nashville, TN 37215		

FOR AND IN 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, I,

BETTYE AUSTIN BARBER, AS EXECUTRIX UNDER THE LAST WILL AND TESTAMENT OF JODA F. AUSTIN, JR.

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JASON ALLEN TALLEY, married, and CHRISTOPHER READ TALLEY, unmarried, joint tenants with right of survivorship

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 No. 10 of Block B on the Plan of Clairmont Subdivision, as of record in Book 974, Page 8, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Mabel Austin, by Warranty Deed dated March 20, 1940, from Fannie Lee Noel Turner and Marguerite Noel Bandy, of record in Book 1110, Page 699, Register's Office for Davidson County, Tennessee. And further conveyed to Joda F. Austin, Jr., by Quitclaim Deed dated June 20, 1990, from Mabel Austin, of record in Book 8192, Page 505, and by Executor's Quitclaim Deed dated May 1, 1997, from Joda F. Austin, Jr., as Executor under the Last Will and Testament of Mabel Johnson Austin, of record in Book 10448, Page 29, said Register's Office. The said Joda F. Austin, Jr., having since died July 31, 2005, leaving a Last Will and Testament dated July 16, 2003, which was admitted to Probate in the Probate Court of Williamson County, Tennessee, under Case No. P-05-4081 (the "Will"), filed August 23, 2005, of record in Will Book 75, Page 300. Pursuant to the provisions of the said Will, Bettye Austin Barber is appointed as Executrix with full power to sell the subject property and said Will further specifies that said real property is to be administered by the Executrix as part of the Probate Estate.

THIS conveyance is subject to restrictive covenants of record in Book 833, Page 127, in Book 1003, Page 511, in Book 1110, Page 699, in Book 8192, Page 505, and in Book 10448, Page 29, said Register's Office; subject to an easement across the rear of said property for public utilities as stated in the Deed of record in Book 1110, Page 699, said Register's Office; any easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This is IMPROVED (__X__) unimproved (____) property, known as: **3502 Belmont Blvd, Nashville, TN 37215**.

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.

NOTWITHSTANDING the above, Bettye Austin Barber shall have no individual liability or responsibility for the above recited warranty of title and has executed this Deed exclusively in her capacity as Executrix.

Witness my/our hand(s) this **4th** day of **June, 2007.**

Bettye Austin Barber, Executrix

BETTYE AUSTIN BARBER, AS EXECUTRIX
UNDER THE LAST WILL AND TESTAMENT
OF JODA F. AUSTIN, JR.

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 **BETTYE AUSTIN BARBER, AS EXECUTRIX UNDER THE LAST WILL AND TESTAMENT OF JODA F. AUSTIN, JR.,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **June, 2007.**

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/22/09