NEW OWNER:

CHRISTOPHER S. MAHAN
2608 CRUMP DRIVE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 07-0683

Map 84
Group 16-O
Parcel 139

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 06/20/07 15:05 2 pgs
Fees:13.00 Taxes:310.41
20070620-0073846

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty-Three Thousand Eight Hundred Ninety-Three and 71/100 Dollars ($83,893.71)** cash in hand paid, the receipt of which is hereby acknowledged, **GARLAND W. MAHAN, JR., married,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **CHRISTOPHER S. MAHAN**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, and being Lot No. 11 on the Plan of Crump Heights, as of record in Plat Book 1424, Page 144, 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 unto Garland W. Mahan, Jr. by deed from Charles A. McGowan and Renee K. McGowan, of record as Instrument No. 20040310-0027741, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal or marital residence of the Grantor.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1424, Page 144, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 15th day of June, 2007.

GARLAND W. MAHAN, JR.

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GARLAND W. MAHAN, JR.**, 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 and official seal at office this 15th day of June, 2007.

TODD A. TRESSLER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 5/11/09

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The actual consideration or value, whichever is greater, for this transfer is **$83,893.71**.

AFFIANT

Sworn to and subscribed to before me this 15th day of June, 2007.

TODD A. TRESSLER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 5/11/09