THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1190

Return
Commerce Union Title
100 Bluegrass Commons Blvd
#210
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 06/27/07 08:30 2 pgs
Fees:13.00 Taxes:395.90

20070627-0076510

Property Address: 1305 Otay Street, Nashville, TN 37216

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Chris L. Huskey**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Kelly Bryant,** unmarried hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 2 on the plan of Northview Subdivision, not of record and the south ½ of a 13 foot alley adjacent to and north of Lot No. 2 on said plan, which alley was closed by instrument of record in Book 3072, Page 185, Register's Office and being described according to a copy of the plan attached to said alley closing above referred to appearing on Page 187 of said instrument as follows:
Beginning at a point in the northerly margin of Otay Avenue, 75 feet east of the East margin of Northview Avenue, being the corner of Lots 1 and 2; thence northerly parallel to the east line of Northview Avenue, along the line between Lots 1 and 2, 116.5 feet to the center line of an alley now closed; thence Easterly parallel to the north margin of Otay Avenue; thence with the margin of the same, westerly 75 feet to the point of beginning.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from Van E. Christian, II, dated February 27, 2006, and recorded May 14, 2007, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20070514-0057400.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 107,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

CH

WITNESS Grantor's hand this 14th day of June, 2007.

_____{Seal}
Chris L. Huskey

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 14th day of June, 2007, before me the undersigned officer, personally appeared Chris L. Huskey, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

SPENCER R. TALBOT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

_____
Notary Public
My Commission expires: 1-23-2008

Grantee's Name, Address, Phone:
Kelly Bryant
1305 Otay Street
Nashville, TN 37216

MAP AND PARCEL NO: 72-10-261

SEND TAX STATEMENTS TO:
Kelly Bryant
SAME AS
PROPERTY ADDRESS

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 107,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____

Subscribed and sworn to before me this 14th day of June, 2007.

_____
Notary Public
My Commission expires: 3/7/2011

Kristen Bowles STATE OF TENNESSEE NOTARY PUBLIC Davidson County, TN