STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Davidson County DEEDWARR
Recvd: 07/05/07 08:12 3 pgs
Fees:18.00 Taxes:740.00
20070705-0079720

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of June, 2007.

Notary Public

My Commission Expires: 5/24/08

CARRIE LINN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
David E. Lavender and Victoria Lynn Lavender, husband and wife,

337 Binkley Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

147-1-214

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Maria A. Kiskowski Byrne and husband, Mark O. Byrne hereinafter referred to as Grantors, hereby transfers and conveys to David E. Lavender and Victoria Lynn Lavender, husband and wife, , hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No.327 on the plan of Section Three, Caldwell Hall of record in Book 2900, Page 131, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Maria A. Kiskowski Byrne and Mark O. Byrne by Warranty deed from Farrar Moore, Executrix of the Estate of Paul D. Phillips, deceased, and Farrar Moore, Trustee of the Paul D. Phillips Supplemental Needs Trust of Paulette Phillips, dated the 26th day of May, 2004, of record in Instrument No. 20041230-0154986, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Book 2900, Page 131, Register's Office of said County.

Restrictive Covenants of record in Deed Book 1788, Page 108, Book 3164, page 222, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 337 Binkley Drive, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this 25th day of June, 2007.

Maria A Kiskowski Byrne by Donnel Milam attny in fact
Maria A. Kiskowski Byrne

Mark O Byrne by Donnel Milam, attny in fact
Mark O. Byrne

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Donnel Milam, with whom I am personally acquainted, and who proved herself to be the attorney in fact of Maria A. Kiskowski Byrne and who being authorized to do so acknowledged that she executed the within instrument for the purposes therein contained.

20070705-0079719

Witness my hand and official seal this 25th day of June, 2007.

My Commission Expires:. 10/10/09

, Notary Public.

DONALD R. BARRETT JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

270501402

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

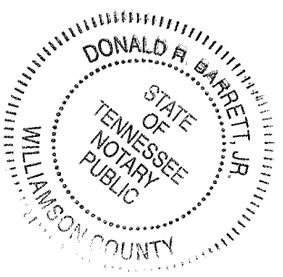
Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Donnel Milam, with whom I am personally acquainted, and who proved herself to be the attorney in fact of Mark O. Byrne and who being authorized to do so acknowledged that she executed the within instrument for the purposes therein contained. 20070705-0079719

Witness my hand and official seal this 25th day of June, 2007.

My Commission Expires:.

10/10/09

, Notary Public.



270501402