THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26454-04-2007** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $385,000.00. Affiant Subscribed and sworn to before me this 2nd day of July, 2007. Notary Public My Commission Expires: 11-22-2010

DONALD E. KNIFFEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. NOV. 22. 2010

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
J. Michael Morgan, Trustee, 3114 Long Boulevard Nashville, TN 37203	Bart Durham 404 James Robertson Pkwy. Ste 1712 Nashville, TN 37219 Attn: Jenny Curtis	Map and Parcel No.: 104-02-0-111.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ben Anderson**, unmarried("Grantor"), has this day bargained and sold, and does hereby transfer and convey to J. Michael Morgan, Trustee, with full power to mortgage, sell, convey or otherwise alienate without the joinder of any beneficiary ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3114 Long Boulevard, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of July, 2007.

Ben Anderson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ben Anderson**, 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, at office, this 2nd day of July, 2007.

Notary Public

My Commission Expires:

DONALD E. KNIFFEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22. 2010

Davidson County DEEDWARR
Recvd: 07/09/07 13:53 2 pgs
Fees:13.00 Taxes:1424.50

20070709-0081616

EXHIBIT "A"

Land in Davidson County, Tennessee,
Being the easterly half of Lot No. 43 on the Revised Map of west End Park, as of record in Book 421, pages 82 and 83, Register's Office for Davidson County.

Said part of Lot No. 43 fronts 50 feet on the northerly side of Long Boulevard and runs back 150.5 feet on the easterly line and 150.25 feet, more or less, on the westerly line to the southerly line of Lot No. 63, measuring 50.1 feet theron.

Being the same property conveyed to Ben Anderson by Deed dated 1/14/98 from Annie M. L Lewellyn, unmarried of record in Book 10766, page 109, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee.