THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26810-07-2007** **Record & Return To:** **Neal & Harwell, PLC** **2000 One Nashville Place** **150 Fourth Avenue North** **Nashville, TN 37219**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,490,000.00. Affiant Subscribed and sworn to before me this 1st day of August, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Mary Ann McCready, Trustee c/o Flood, Bumstead, McCready & McCarthy Suite 304 1700 Hayes Street Nashville, TN 37203	**Send Tax Bills To:** Same	**Tax Information:** Map and Parcel No.: 130070046.00

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, **Andrew L. Saul and wife, Laura E. Padgett Saul** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Ann McCready, Trustee, with full power to sell, mortgage, lease, convey or otherwise alienate without the joinder of any beneficiary** ("Grantee"), her 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 716 Westview Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her 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 1st day of August, 2007.

Andrew L. Saul

Laura E. Padgett Saul

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Andrew L. Saul and Laura E. Padgett Saul**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 08/02/07 08:05 2 pgs
Fees:13.00 Taxes:5513.00
20070802-0091655

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 187B on the Plan of Royal Oaks Resubdivision, as of record in Plat Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Andrew L. Saul and Laura E. Padgett, as tenants in common by deed dated September 29, 1995 from Michael F. Perkerson of record in Book 9815, page 812, rerecorded in Book 9882, page 893, Register's Office for Davidson County, Tennessee. The parties having married and Laura E. Padgett now being known as Laura E. Padgett Saul.

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 974, pages 4 and 5, Register's Office for Davidson County, Tennessee.