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. 26887-07-2007**	STATE OF TENNESSEE, COUNTY OF DAVIDSON ~~LAWYER'S ESCROW SERVICE, INC.~~ ~~2021 RICHARD JONES ROAD, SUITE 220~~ NASHVILLE, TN 37215 The actual consideration or value, whichever is greater, for this transfer is: $430,000.00. Nicholas Greco Affiant Subscribed and sworn to before me this 20th day of August, 2007. Notary Public My Commission Expires: SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 5, 2011

WARRANTY DEED

Address New Owner: David K. Huffman 1023 Woodvale Drive Nashville, TN 37204-3938	**Send Tax Bills To:** SAME	**Tax Information:** Map and Parcel No.: 132010021.00

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, **Jonathan A. Parker and wife, Andrea Berry Parker**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David K. Huffman, Jr. and wife, ~~Graeme W. Huffman~~** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. + Graeme K. Huffman

This is improved property located at 1023 Woodvale Drive, Nashville, TN 37204-3938

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 20th day of August, 2007.

Jonathan A. Parker

Jonathan A. Parker

Andrea B. Parker

Andrea B. Parker

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jonathan A. Parker and Andrea B. Parker**, 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 20th day of August, 2007.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 08/30/07 14:25 2 pgs
Fees:13.00 Taxes:1591.00

20070830-0104535

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly part of Lot Nos. 19 and 20 of Block 20 on the Plan of College Park, as of record in Book 843, page 29, Register's Office for said County, described according to a survey made June 6, 1939, by S.R. Sanford, Jr., Civil Engineer, as follows: Beginning at a point on the southerly side of Woodvale Drive 223 feet 6 inches westerly from 10th Avenue South; running thence westwardly with the southerly side of said Woodvale Drive 110 feet to the northeast corner of Lot No. 18 of said Block 20; thence southwardly with the line between said lots of said Lot No. 19 and 20 and Lot No. 18, 198 feet to the southeast corner of said Lot No. 18; thence eastwardly 215 feet 7-5/8 inches; thence northwardly 167.5 feet to the beginning.

Being the same property conveyed to Jonathan A. Parker and wife, Andrea Berry Parker by deed dated August 1, 2003 from Charles L. Hamar and wife, Amy C. Hamar of record in Instrument No. 20030806-0111967, 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 843, page 29, Register's Office for Davidson County, Tennessee.