THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***80,000.00.

James R. Madden
Affiant

Subscribed and sworn to before me this 31st day of August 2007.

Notary Public

My Commission Expires: 4-30-09

Davidson County DEEDWARR
Recvd: 09/06/07 10:46 2 pgs
Fees:13.00 Taxes:296.00
20070906-0106942

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER

James R. Madden
512 Moore Avenue
Nashville, Tennessee 37203

SEND TAX BILLS TO

Wells Fargo Bank, N.A.
5660 New Northside Drive #720
Atlanta, GA 30328

MAP & PARCEL NOS.

MAP 105-07-0
PARCEL 278.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eighty Thousand and 00/100 Dollars ($***80,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Leeann Madden-Sterry married, (hereinafter called the "GRANTOR "), have bargained and sold, and by these presents do transfer and convey unto James R. Madden and wife, Helen Madden, (hereinafter called the "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. 1 on the Re-subdivision of Part of Lots 3 & 4 of the Moore Tract, of record in Book 4060, Page 150, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Lee Ann (correctly spelled Leeann) Madden-Sterry from Donald A. Wolff, Personal Representative of the Estate of Eleanor Jane Wolff, by Quitclaim Deed dated November 16, 2001 of record as Instrument No. 20011116-0125743, Register's Office for Davidson County, Tennessee.

Lewis R. Sterry, Jr., spouse of Leeann Madden-Sterry, joins in the conveyance in order to convey any interest that he may have in the property described herein, particularly any marital interest.

This is improved property known as 512 Moore Avenue Nashville, Tennessee 37203.

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.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees herein.

2. Matters, if any, shown on the Plan of the Re-subdivision of Part of Lots 3 & 4 of the Moore Tract record in Book 4060, Page 150, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself and her 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.

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

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of August 2007.

Leeann Madden-Sterry

Lewis R. Sterry, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leeann Madden-Sterry and Lewis R. Sterry, Jr., the bargainors, 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 and official seal this 31st day of August 2007.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY