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 $***390,000.00.

Affiant

Subscribed and sworn to before me this 11th day of October 2007.

Notary Public

My Commission Expires: 03-22-2008

Davidson County DEEDWARR
Recvd: 10/15/07 11:31 2 pgs
Fees:13.00 Taxes:1443.00
20071015-0121978

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

ADDRESS OF NEW OWNER

Jack Lawrence
502 N. 17th Street
Nashville, Tennessee 37206

SEND TAX BILLS TO

Fifth Third Mortgage
PO Box 11060
Orange, CA 92856-8160

MAP & PARCEL NOS.

MAP 083-06-0
PARCEL 355.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Thousand and 00/100 Dollars ($***390,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Sue Braswell and Jack Sundrud, both unmarried, as joint tenants with right of survivorship, (hereinafter called the "GRANTORS "), have bargained and sold, and by these presents do transfer and convey unto Jack Lawrence, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 3 on the Plan of W.L. Horn's Spout Spring Addition of record in Plat Book 57, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEGINNING at a westerly margin of North 17th, formerly Hughes Street, 80.0 feet north of the northerly margin of McEwen Street; thence with the westerly margin of said Street, northwardly 50.0 feet; thence at right angles, westerly 170.0 feet, to the line between Lots Nos. 2 and 3; thence with said line, southwardly 50.0 feet; thence eastwardly, 170.0 feet, to the beginning.

BEING the same property conveyed to Sue Braswell and Jack Sundrud, both unmarried, and George Braswell, married, all as joint tenants with rights of survivorship and not as tenants in common, from Thomas Lee Benjamin and wife, Suzee Waters Benjamin, by Warranty Deed dated January 31, 1990, of record in Book 8036, Page 992, in the Register's Office for Davidson County, Tennessee.

AND being further conveyed to Sue Braswell and Jack Sundrud, both unmarried, from George Braswell by Quitlclaim Deed dated October 26, 1998, of record in Book 11191, Page 683, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 502 N. 17th Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Matters, if any, shown on the Plan of W.L. Horn's Spout Spring Addition of record in Book 57, Page 106, Register's Office for Davidson County, Tennessee.

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

GRANTORS FURTHER COVENANT and bind themselves and their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 11 day of October 2007.

Sue Braswell

Jack Sundrud

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 Sue Braswell and Jack Sundrud, 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 11th day of October 2007.

Notary Public

My Commission Expires: 03.22.2008

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE