PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 10/26/07 09:46 2 pgs
Fees:13.00 Taxes:693.75
20071026-0126600

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

W & I Ref:(dm) Title No: 48977
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Russell and Joanne Muir, Trustees of the Russell and Joanne Muir Trust 107 Morton Mill Circle Nashville, Tennessee 37221	New Owner

TAX MAP-PARCEL NUMBERS: 141120D10700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$187,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia A. McFadden, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Russell and Joanne Muir, Trustees of the Russell and Joanne Muir Trust UAD 5/25/99 as amended and restated on 6/6/05 comprising the entire trust agreement** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 107 and driveway serving said unit on the Plan of Third Revision of Morton Mill Estates of record in Book 7900, page 561 Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia A. McFadden, a single woman by deed from William F. Taylor, unmarried, of record in Book 10441, page 956 dated and executed on April 30, 1997 and recorded on May 5, 1997 in the Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, Page 561, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7546, page 145, Book 7936, page 704, Book 8079, page 804, Book 7546, page 154, Book 7936, page 709, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 107 Morton Mill Circle, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of October, 2007.

Patricia A. McFadden

State of TENNESSEE
County of DAVIDSON

On this 17th day of October, 2007 , before me the undersigned authority, personally appeared Patricia A. McFadden , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $187,500.00

Affiant

Sworn and subscribed before me this the 17th day of October, 2007

My Commission Expires: 7-24-10

Notary Public

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY