This document prepared by (and after recording return to):	
Name:	**Consumer Trust Title & Escrow, LLC**
Address:	**219 Ward Circle**
Address 2:	**Suite 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 11/07/07 10:09 3 pgs
Fees:18.00 Taxes:2035.00

20071107-0131313

----------Above This Line Reserved For Official Use Only----------

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **MERLIN WILLIAM TROY, JR. AND WIFE, FRANCES ANN TROY,** hereinafter "collectively" referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **BARBARA TEMPLETON AND HUSBAND, PHILIP TEMPLETON** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson County, State of Tennessee, to-wit:

Being parts of Lots Nos. 22 and 23 on the Plan of Ensworth, as of record in Book 161, Page 136 and 137, Register's Office for said County, being Lot No. 1 on the Plan of Lynnbrook, not of record, described according to a survey made by Yokley and Waggoner, Engineers, dated November 7, 1949, and revised November 14, 1949, as follows:

Beginning on the westerly margin of Lynnbrook Road, formerly Jordan Avenue, 524.15 feet northerly from the northwest corner of said Lynnbrook Road and Woodmont Boulevard; thence with the westerly margin of said Road, North 0 degrees 45 seconds East 115 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, westwardly 430 feet to a point in the easterly line of Woodmont Park Subdivision, as of record in Book 547, Page 148, said Register's Office; thence with said line, South 0 degrees 45 seconds West 115 feet; thence South 89 degrees 15 seconds East 429.89 feet to the beginning.

This being the same property conveyed to Merlin William Troy, Jr. and wife, Frances Ann Troy by Executor's Deed of Merlin William Troy, Jr., Executor of the Estate of Virginia Lee Troy dated December 15, 2004 and recorded December 16, 2004 in Instrument No. 20041216-0149842, Register's Office for Davidson County, Tennessee.

Map & Parcel 117-5-29

This property is known as: **811 LYNNBROOK ROAD, NASHVILLE, TN 37215**

Subject to all matters shown on the Plat of record in Book 161, Pages 136 and 136, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 24th day of October, 2007.

Merlin William Troy, Jr.

Frances Ann Troy

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Merlin William Troy, Jr. and Frances Ann Troy, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 31 day of October, 2007.

NOTARY PUBLIC

My Commission Expires:

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
MERLIN WILLIAM TROY, JR.
FRANCES ANN TROY

Grantee(s) Name, Address, phone:
BARBARA TEMPLETON

3613 HAMPTON AVENUE
NASHVILLE,TN 37215

SEND TAX STATEMENTS TO:

GRANTEE

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 550,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 31st day of OCTOBER, 2007.

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

(Seal)

My Commission Expires JAN. 20 20[illegible]

My commission expires:

1/20/09

Barbara Templeton
Affiant

Barbara Templeton
Type or Print Name

Notary Public

W. Davis
Type or Print Name