20986-5

Box 14A

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,690,000.00. Angela Batson Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2007 Jenna Willms Notary Public MY COMMISSION EXPIRES: 10/17/09 (AFFIX SEAL)
Davidson County DEEDWARR Recvd: 12/04/07 09:05 2 pgs Fees:13.00 Taxes:6253.00 20071204-0140139	

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward P. McIntyre	New Owner	MAP 116-100
226 Deer Park Circle		PARCEL 075.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Clenna Groom Ashley, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edward P. McIntyre and wife, Ellen B. McIntyre**

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:

A certain tract or parcel of loan in Davidson County, Tennessee, being part of Lot 13 and part of Lot 14 on the Plan of A. M. Branford's Subdivision of Lots 29, 30, 31, 32, 33, 34 & 45 in First Belle Meade Subdivision as of record in Book 421, page 139, Registers office for Davidson County, Tennessee described as follows:

Beginning in the northerly margin of Deer Park Circle at a point 15 feet westwardly from the corner of said Lots Nos 13 & 14 and running thence with the northerly margin of Deed Park Circle eastwardly 130 feet more or less to the intersection of Deed Park Circle with West Deer Park Circle and running thence with the westerly margin of West deed Park Circle on a line curving to the left northwardly 200 feet more or less to the S. E. Corner of that part of said Lots 13 & 14 conveyed to Beatrice Z. Eskind by Leah Belle L. Eskind and husband Manuel M. Eskind; and running thence with said Beatrice Z Eskind's south line westwardly 180 feet more or less to a point in a line which is parallel with and 15 westwardly from the line between said Lots 13 & 14; thence with said line southwardly 180 feet more or less to the beginning.

Being the same property conveyed to Bart E. Ashley and wife Clenna Ashley by deed of record in Book 7797, page 168, Registers office for Davidson County, Tennessee. Said property was then conveyed by quitclaim deed from Bart E. Ashley to Clenna Groom Ashley as of record in Instrument NO. 20010918-0101221, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **226 Deer Park Circle, Nashville, TN 37205.**

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand(s) this the 30th day of November, 2007.

Clenna Groom Ashley

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 **Clenna Groom Ashley** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of November, 2007.

My Commission expires May 24, 2008

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of November, 2007.

My Commission expires _____

_____
Notary Public