PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(dm) Title No: 49167
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/21/08 13:36 2 pgs
Fees:13.00 Taxes:991.60
20080221-0017130

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jason C. Eyre Kristen M. Eyre 1308 W. Running Brook Road Nashville, Tennessee 37209	Same

TAX MAP-PARCEL NUMBERS: 114070B06600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$268,000.00** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James A. Compton and spouse, Melissa B. Compton**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Jason C. Eyre and spouse, Kristen M. Eyre** 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 Lot No. 42 on the Plan of Section Three, Westchase of record in Doc. No. 20030807-0112290 Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to James A. Compton and Melissa B. Compton, husband and wife, by deed from NVR, Inc. A Virginia Corporation T/A Fox Ridge Homes Dated March 18, 2005 and recorded on March 24, 2005 of record in Doc. No. 20050324-0031940 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 Doc. No. 20030807-0112290, 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 Doc. No. 20021126-0146387 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: 1308 W. Running Brook Road, Nashville, Tennessee 37209

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 20th day of February, 2008.

James A. Compton

Melissa B. Compton

State of TENNESSEE

County of DAVIDSON

On this 20th day of February, 2008 , before me the undersigned authority, personally appeared James A. Compton and Melissa B. Compton , 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: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY — My Commissior Expires May 2, 2011

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 $268,000.00

Affiant

Sworn and subscribed before me this the 20th day of February, 2008

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY — My Commissior Expires May 2, 2011

Notary Public