THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27784-06-2008** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,595,000.00. Affiant Subscribed and sworn to before me this 15th day of July, 2008. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Nathan Craig Parrish Nancy E. Parrish 311 Walnut Drive Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116110071.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rhonda H. Brandon, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathan Craig Parrish and wife, Nancy E. Parrish** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

William Douglas Brandon, spouse of Rhonda H. Brandon, hereby joins in the execution of this instrument to convey any and all marital interest he may have in subject property.

This is improved property located at 311 Walnut Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of July, 2008.

Rhonda H. Brandon

William Douglas Brandon

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Rhonda H. Brandon and William Douglas Brandon**, 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, at office, this 15th day of July, 2008.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

Davidson County DEEDWARR
Recvd: 07/21/08 15:23 2 pgs
Fees:13.00 Taxes:5901.50

20080721-0074807

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 9 and the southerly 50 feet of Lot No. 10, on the Plan of Walnut Grove Subdivision, of record in Book 974, page 2, Register's Office for said County.

Said parts of the Lots Nos. 9 and 10 front together 100 feet on the westerly side of Walnut Drive and run back between parallel lines 269 feet, more or less, to the easterly margin of Glenside Avenue.

Being the same property conveyed to Rhonda H. Brandon, Married by Warranty Deed dated July 21, 2000 from James H. Graves and wife, Judy T. Graves of record in Instrument No. 20000725-0073429, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 974, page 2, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer of record in Book 5808, page 643, Register's Office for Davidson County, Tennessee.