THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***213,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of July, 2008.

Notary Public

My Commission Expires: 4/30/09

Davidson County DEEDWARR
Recvd: 07/24/08 10:29 2 pg
Fees:13.00 Taxes:788.10
20080724-0075772

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
McCall Kennedy Bryant 5105 Idaho Avenue Nashville, Tennessee 32709	Same as New Owner	MAP 103-03-0 PARCEL 075.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirteen Thousand and 00/100 Dollars ($***213,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Margaret Anne Howard, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto McCall Kennedy Bryant, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot Nos. 23 and 24 on the Plan of The Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Plat Book 421, page 18, in the Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Idaho, formerly 5th Avenue, at the northwest corner of the property conveyed to Everett Green and wife by deed from Walter B Kee and wife of record in Book 1306, page 518, said Register's Office, said point being 190.0 feet of the westerly margin of 51st Avenue North, formerly 10th Street, as now established; thence with the southerly margin of Idaho Avenue, westwardly 50.0 feet; thence southwardly 160.0 feet to the northerly line of the property conveyed to R.L. Ezell and wife by deed from George A. L. Cook, Executor, et al, of record in Book 515, page 530, said Register's Office; thence with Ezell's northerly line eastwardly 50.0 feet to the southwest corner of said Green's property; thence with the westerly line of same, northwardly 160.0 feet to the beginning.

BEING the same property conveyed to Margaret Anne Howard by deed dated June 15, 2005, from Steve B. Hicks and wife, Donna L. Hicks, of record as Instrument No. 20050707-0077839 in the Register's Office for Davidson County, Tennessee; the said Margaret Anne Howard having since married James David Thompson, IV.

James David Thompson, IV, spouse of Margaret Anne Howard, joins in this conveyance to convey any interest he may have in the subject property, particularly any marital interest.

This is improved property known as 5105 Idaho Avenue, 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, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of The Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, page 18, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF we have hereunto set our hands on this the 22nd day of July, 2008.

Margaret Anne Howard
Margaret Anne Howard

By: Christie Wilson
Christie Wilson
Attorney in Fact

James David Thompson, IV
James David Thompson, IV

By: Christie Wilson
Christie Wilson
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said State and County, Christie Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Margaret Anne Howard and James David Thompson, IV, and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Margaret Anne Howard and James David Thompson, IV.

WITNESS my hand and official seal this 22nd day of July, 2008.

Mitchell A. Watts
Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 9/30/09