FILE BOX 8

THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27805-06-2008** **Record & Return To:** **Wilkins & Ivey, Attorneys** **104 Woodmont Boulevard, Suite 100** **Nashville, TN 37205**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $418,000.00. Julia A. Daggett Affiant Subscribed and sworn to before me this 30th day of July, 2008. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Ashley R. **Larence** Eric Louis **Larence** 102 LaSalle Court Nashville, TN 37205	**Send Tax Bills To:** SunTrust Mortgage, Inc. P. O. Box 79041 Baltimore, MD 21279-0041	**Tax Information:** Map and Parcel No.: 130020019.00

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, **Julia A. Daggett, unmarried and George E. Mudter, Jr. Trustee with full power to sell, mortgage, lease, convey, or otherwise alienate without the joinder of any beneficiary**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ashley R. Larence and spouse, Eric Louis Larence** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 102 LaSalle Court, 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 30th day of July, 2008.

Julia A. Daggett

Julia A. Daggett

George E. Mudter, Jr., Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Julia A. Daggett and George E. Mudter, Jr., Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2008.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 08/01/08 10:36 2 pgs
Fees:13.00 Taxes:1546.60

20080801-0078984

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 42 and 43, Block No. 4, on the Plan of The Courts of Belle Meade as of record in Plat Book 547, page 141, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Julia A. Daggett, unmarried and George E. Mudter, Jr. Trustee with full power to sell, mortgage, lease, convey, or otherwise alienate without the joinder of any beneficiary, by deed dated June 30, 2006 from Shepley Smith and wife, Shannon Smith of record in Instrument No. 20060706-0080625, 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 547, page 141, Register's Office for Davidson County, Tennessee.