THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1771

Davidson County DEEDWARR
Recvd: 08/19/08 09:52 2 pg
Fees:13.00 Taxes:2003.17
20080819-0085074

Property Address: 556 Brentview Hills Drive,
Nashville, TN 37220

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Bob Davee, as sole owner**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Jenny Ravenscroft,** _____ hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No 11 Brentview Hills Section 5 of record in Book 3842 page 260, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in the plan of record in Plat Book 3842, Page 260, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Thomas M. Brownand and wife Pricilla H. Brown, dated November 16, 2007, and recorded December 26, 2007, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20071226-0147044.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] is not a part of the homestead of Grantor, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $541,398.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 15th day of August, 2008.

Bob Davee by VEC atty-in-fact {Seal}
Bob Davee by Van E. Christian, II, Attorney in Fact

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 15th day of August, 2008, before me the undersigned officer, personally appeared Van E. Christian, II known to me (or satisfactorily proven) to be the party executing the foregoing instrument on behalf of Bob Davee as per the Power of Attorney executed by Bob Davee of record in Instrument No. 20080819008507 2, Register's Office for Davidson County, Tennessee and he acknowledged that he, executed same as his free act and deed on behalf of Bob Davee.

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 9·19·09

Grantee's Name, Address, Phone: New Owner
Jenny Ravenscroft
556 Brentview Hills Drive
Nashville, TN 37220

Map and Parcel No: 160-03-0-134.00

SEND TAX STATEMENTS TO:
Jenny Ravenscroft
556 Brentview Hills Drive
Nashville, TN 37220

State of Tennessee
County of Williamson

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $541,398.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

Subscribed and sworn to before me this 15 day of August, 2008.

Notary Public
My Commission expires: 9·19·09

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.