This document prepared by (and after recording return to):
Name: **William Davis, Attorney, PC**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

Davidson County DEEDWARR
Recvd: 09/03/08 12:27 3 pgs
Fees:18.00 Taxes:3855.40
20080903-0090213

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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, **Tim Hoots and Chris P. Marchetti**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **Elin Eifler,** unmarried , hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in the Eighth Civil District of Davidson County, Tennessee, being Lot No. 74 on the Plan of Brook Meade, Section IV, as of record in Book 2133, Page 93, Register's Office for said County. Said Lot No. 74 fronts 106 feet on the southwesterly margin of Bressler Road and runs back 381.7 feet on the northwesterly side and 344 feet on the southeasterly side to a dead broken line measuring 165.3 feet.

This being the same property conveyed to Tim Hoots and Christopher P. Marchetti by Warranty Deed of Owen M. Bianconi and wife, Jennie Pilato Bianconi recorded January 10, 2007 in Instrument No. 20070110-0004119, Register's Office for Davidson County, Tennessee.

MAP AND PARCEL: 115-8-22.00

This property is known as: **717 Bresslyn Rd., Nashville, TN 37205**

All matters shown on the Plat of record in Book 2133, Page 93, Davidson County, TN, Register of Deeds.

Restrictive Covenants contained in the instruments of record in Book 2278, Page 447, said Register's Office, the violation of which will not cause a reversion or forfeiture of title.

Name & Address of New Owner:
Elin Eifler
717 Bresslyn Rd.
Nashville, TN 37205

Send Tax Statement To:
NEW OWNER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 1,042,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 27th day of August, 2008.

Daphne Barnes
Affiant

Daphne Barnes
Type or Print Name

(Seal)

Brenda R Lehman
Notary Public

My commission expires:
3/12/2011

Brenda R. Lehman
Type or Print Name

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

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

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 27th day of August, 2008.

Tim Hoots, Grantor

Chris P. Marchetti, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tim Hoots and Chris P. Marchetti., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27th day of August, 2008

NOTARY PUBLIC

My Commission Expires: 1/20/09

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 200