Return in env. to:

HARRIS TITLE & ESCROW, LLC
40 Burton Hills Blvd., Ste 150
Nashville, TN 37215

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 $***829,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of September, 2008.

Notary Public

My Commission Expires: 9/30/09

Davidson County DEEDWARR
Recvd: 09/05/08 14:25 2 pg
Fees:13.00 Taxes:3067.30
20080905-0091276

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER

Jeffrey Dunn
3404 Benham Avenue
Nashville, Tennessee 37215

SEND TAX BILLS TO

New owner

MAP & PARCEL NOS.

MAP 117-07-0
PARCEL 204.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eight Hundred Twenty Nine Thousand and 00/100 Dollars ($***829,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Bruce A. Hardin and wife, Shannon C. Hardin, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Jeffrey Dunn and wife, Kelly Dunn, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2 on the Plan of Revision To Subdivision of Lot No. 186 on the Plan of North Part of Noel's Subdivision Instrument No. 20010608-0060671 of record as Instrument No. 20020523-0062992 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Bruce A. Hardin and wife, Shannon C. Hardin, by Warranty Deed dated August 1, 2002, from Connie A. Sullivan, unmarried, of record as Instrument No. 20020807-0095354 and re-recorded as Instrument No. 20030703-0092734 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3404 Benham Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have 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 Grantees herein.

2. Matters, if any, shown on the Plan of Revision To Resubdivision of Lot No. 186 on the Plan of North Part of Noel's Subdivision Instrument No. 20010608-0060671 of record as Instrument No. 20020523-0062992 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.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 3rd day of September, 2008.

Bruce A. Hardin

Shannon C. Hardin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Bruce A. Hardin and Shannon C. Hardin, the bargainors, 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 and official seal this 3rd day of September, 2008.

Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY