THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & SMITH, PLLC
ONE AMERICAN CENTER, SUITE 550
3100 WEST END AVENUE
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 09/10/08 13:24 3 pgs
Fees:18.00 Taxes:1221.00
20080910-0092725

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 104-15-0-434.00

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Carmen Coats
Affiant

Subscribed and sworn to before me this the _____ day of September, 2008.

My Commission Expires: 11-22-10

J. Brandon Miller
Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Wil Howard-Downs
(Name)
2011 Beechwood Ave.
(Street Address)
Nashville, TN 37212

SEND TAX BILLS TO:

FRANKLIN AMERICAN MTG. CO.
(Name)
501 CORPORATE CENTER DR, STE 400
(Street Address)
FRANKLIN, TN 37067

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **JAMES S. MAHAN, III, a married man,** hereinafter the "Grantor," has bargained and sold, and does by these presents transfer and convey, unto **WIL HOWARD-DOWNS, an unmarried man,** hereinafter "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 15 on the Plan of Subdivision of the

Estate of David McIntyre, Sr., as shown on plat of record in Plat Book 3, Page 30, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James S. Mahan, III, a married person by Deed from Dawn R. Jackson, a single person, of record in Instrument No. 20060531-0064041 recorded 5/31/2006, Register's Office for Davidson County, Tennessee.

BEING **improved** property known as: 2011 Beechwood Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he 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 stated herein as follows:

1. Davidson County Real Estate Taxes for the year 2008 and subsequent years. Tax Parcel No. 104-15-0-434.00.

2. All matters shown on Plat recorded in Book 3, page 30, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 1129, page 363, said Register's Office.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his heirs and/or assigns, against the lawful claims of all persons whatsoever.

The undersigned, **Marguerite D. Mahan, being the spouse of James S. Mahan, III**, the Grantor herein, joins in this deed for the sole purpose of conveying any right, title or interest she may have in or to the within described real property, if any, by virtue of marriage, and, notwithstanding any language contained in this deed to the contrary, makes no warranties or representations to Grantee or his successors or assigns that any such rights exist as a matter of law. The undersigned is not an owner of record and is not named in any prior conveyance of the property.

IN WITNESS WHEREOF, "Grantor" has caused his name to be affixed hereto on this _____ day of September, 2008.

James S. Mahan, III

Marguerite D. Mahan

STATE OF NORTH CAROLINA)
COUNTY OF NEW HANOVER)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **James S. Mahan, III,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Wilmington, North Carolina, this 5 day of September, 2008.

Notary Public

My Commission Expires: OCTOBER 25, 2009

C. BRANDON EDENS
Notary Public
New Hanover County, NC
My Commission Expires Oct. 25, 2009

STATE OF NORTH CAROLINA)
COUNTY OF NEW HANOVER)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Marguerite D. Mahan,** the spouse of the within named Grantor, 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 and official seal in Wilmington, North Carolina, this 5 day of September, 2008.

Notary Public

My Commission Expires: OCTOBER 25, 2009

C. BRANDON EDENS
Notary Public
New Hanover County, NC
My Commission Expires Oct. 25, 2009