THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08080697**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Affiant Subscribed and sworn to before me, this 10th day of September, 2008. Notary Public My Commission Expires: 5/22/10

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

WARRANTY DEED

Address New Owner: Whitney Ferre and Peter Ferre 1112 Woodland Street Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083.09 174.00 083.09 175.00

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, **MSB Properties, a Limited Liability Corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Whitney Ferre and Peter Ferre, wire and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I. BEING THE SOUTH PART OF LOT NO. 8 ON THE MAP OF EAST EDGEFIELD OF RECORD IN BOOK 21, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF SAID LOT FRONTS 81.5 FEET ON THE WEST SIDE OF 12TH STREET AND RUNS BACK BETWEEN PARALLEL LINES ALONG THE NORTH MARGIN OF THE FIRST ALLEY SOUTH OF WOODLAND STREET 56.0 FEET TO A DEAD LINE.

TRACT II. BEING THE NORTHERLY PART OF LOT NO. 8 ON THE MAP OF EAST EDGEFIELD OF RECORD IN BOOK 21, PAGE 147 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 8 FRONTS 57.0 FEET (ERRONEOUSLY REFERRED TO IN PRIOR CONVEYANCE AS 56.5 FEET) ON THE SOUTHERLY MARGIN OF WOODLAND STREET (FORMERLY LINDSEY AVENUE) AND EXTENDS BACK 108.5 FEET ON THE EASTERLY LINE WITH THE WESTERLY MARGIN OF SOUTH 12TH STREET (FORMERLY PINE STREET) AND 118.0 FEET ON THE WESTERLY LINE TO A LINE IN REAR MEASURING 56.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MSB PROPERTIES BY WARRANTY DEED FROM T.J. ZARK, A SINGLE PERSON, RECORDED ON THE 5TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050505-0050984, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 1112 Woodland Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

Davidson County DEEDWARR
Recvd: 09/12/08 09:20 2 pgs
Fees:13.00 Taxes:1202.50

20080912-0093440

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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 10th day of September, 2008.

Michael S. Bailey MD, Member
MSB Properties LLC

Jennifer Bailey, Member
MSB Properties LLC

STATE OF ~~TENNESSEE~~ Alabama)
COUNTY OF ~~DAVIDSON~~ Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael S. Bailey and Jennifer Bailey and who upon oath acknowledged himself/herself to be Members of MSB Properties LLC, the within named bargainor, a limited liability company, and that as such Member he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2008.

Notary Public

My Commission Expires: 28 July 2010

PATRICIA P. MELTON NOTARY PUBLIC ALABAMA STATE AT LARGE

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212