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 $***310,000.00.

William Kent McGary
Affiant

Subscribed and sworn to before me this 30 day of January, 2009.

Notary Public

My Commission Expires: 9-30-09

Davidson County DEEDWARR
Recvd: 02/06/09 11:01 2 pgs
Fees:13.00 Taxes:1147.00
20090206-0010492

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
William Kent McGary 479 Broadwell Drive Nashville, Tennessee 37220	JPMorgan Chase Bank 1111 Polaris Parkway Columbus, Ohio 43240	MAP 160-08-0 PARCEL 059.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Ten Thousand and 00/100 Dollars ($***310,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Jerry Ray Pradines, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto William Kent McGary, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 66 on the Plan of Brentview Hills, of record in Book 3300, page 43 and 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Kelly J. Davis, Jr. and wife, Edna S. Davis, by Warranty Deed dated Mary 27, 1964, from Raleigh T. Blanks and wife, Mildred B. Blanks, of record in Book 3765, page 528, in the Register's Office for Davidson County, Tennessee; the said Edna S. Davis having since died on September 26, 2003, and the said Kelly J. Davis, Jr. having since died testate on October 13, 2004, and the Will of Kelly J. Davis, Jr. of record as Docket No. 05 P 35 in the Seventh Circuit Court for Davidson County, Probate Division, and of record as Instrument No. 20050801-0089674 in the Register's Office for Davidson County, Tennessee, having devised said property to Jerry Ray Pradines.

This is improved property known as 479 Broadwell Drive, Nashville, Tennessee 37220.

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

GRANTOR COVENANTS 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 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 Brentview Hills of record in Book 3300, page 43 and 44, 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.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 I have hereunto set my hand on this the 30 day of January, 2009.

Jerry Ray Pradines

Jerry Ray Pradines

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry Ray Pradines, the bargainor, 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 this 30 day of January, 2009.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY