(1)

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF May, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

R-VRE-09-7705

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Ferriss	Same	
7705 Porter House Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		173-9-A-45.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we KATE E. BUSSELL, NOW KNOWN AS KATE E. WARREN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID M. FERRISS AND CHELSEA A. FERRISS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 43, REVISION ONE, LENOX VILLAGE, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20020731-0091872, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KATE E. BUSSELL, UNMARRIED BY WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A RYAN HOMES, RECORDED ON THE 21ST DAY OF MAY, 2003 IN INSTRUMENT NO. 20030521-0069071, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

GARRY P. WARREN JR. JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSES OF CONVEYING ANY/ALL INTEREST HE MAY HAVE IN SUBJECT PROPERTY BY VIRTUE OF HIS MARRIAGE TO KATE E. BUSSELL, NOW KNOWN AS KATE E. WARREN.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 7705 Porter House Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans: T20090033114 DEEDWARR
Recvd: 05/19/09 15:59 2 pgs
Fees: 13.00 Taxes: 721.50
20090519-0046205

Witness my/our hand(s) this 8th day of May, 2009.

Kate E. Warren

Kate E. Warren

Garry P. Warren

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate E. Warren, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of May, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

*and Garry P. Warren

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903