THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09071883** **RETURN TO:** File Box 9-B **First Title & Escrow** ftec file 28853	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $685,000.00. Affiant Subscribed and sworn to before me, this 20th day of July, 2009. Notary Public My Commission Expires: _____

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires FEB 10, 2013

WARRANTY DEED

Address New Owner: Aubrey B. Harwell III 1507 Paris Avenue Nashville TN 37212	Send Tax Bills To: ~~New Owner~~ Suntrust Mortgage 401 Commerce St. #6100 Nashville, TN 37219	Tax Information: Tax Parcel ID No. 11704027500

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, **Jody Roberts, unmarried and John Dabrowiak, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aubrey B. Harwell III, unmarried** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 64, PLAN OF VICTORIA PLACE, as shown on plat of record in Plat Book 332, Page 10, 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 Jody Roberts, an unmarried man and John Dabrowiak, a married man by Warranty Deed from Dorothy L. McCrary, unmarried, recorded on the 16th day of April, 2007 in Instrument No. 20070416-0044894, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 1507 Paris Avenue Nashville TN 37212.

The said property was never used as the marital residence of John Dabrowiak.

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.

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 20th day of July, 2009.

Jody Roberts

John Dabrowiak

BILL GARRETT, Davidson County
Trans:T20090049592 DEEDWARR
Recvd: 07/22/09 15:18 2 pgs
Fees:13.00 Taxes:2534.50
20090722-0068898

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jody Roberts and John Dabrowiak, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2009.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County