THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan
Attorney at Law
Nashville Bank & Trust Bldg.
4525 Harding Rd., Ste. 200
Nashville, TN 37205

BILL GARRETT, Davidson County
Trans:T20090061361 DEEDWARR
Recvd: 09/08/09 10:05 2 pgs
Fees:13.00 Taxes:673.40
20090908-0083868

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 4th day of September, 2009.

Notary Public
My Commission Expires: 6/20/11

NATASHA BILBREY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Tiffany Rau
7465 Harness Drive
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
142-02-241.00

KNOW ALL MEN BY THESE PRESENTS that, **James W. Purcell and wife, Barbara Purcell** ("Grantor(s)"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby transfer and convey to **Tiffany Rau and Joseph Rau, III , wife and husband** ("Grantee(s)"), her/his/their heirs and assigns, my/our entire right, title, and interest in and to a certain tract and/or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 269 on the Plat of Resubdivision of Lots Nos. 268-277, Cross Timbers, Section 5, as of record in Book 4300, Page 90, 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 James W. Purcell and wife, Barbara Purcell by Warranty Deed from James O. Wilson and wife, Shirley Wilson, of record as Instrument No. 20001020-0104134, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

TAXES for the current year have been prorated and have been assumed by Grantee(s).

THIS is improved property known as: **7465 Harness Drive, Nashville, TN 37221**.

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 I do covenant with the said **Grantee(s)** that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this 4th day of September, 2009.

James W. Purcell

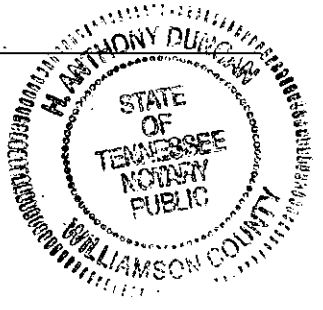
Barbara Purcell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James W. Purcell and Barbara Purcell**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 4th day of September, 2009.

Notary Public



My Commission Expires: 12/27/09