THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29788-10-2010** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Cari Tesh Affiant Subscribed and sworn to before me this 19th day of November, 2010. Notary Public My Commission Expires: 01/07/2013

DAN DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jason M. Gichner Jessica Gichner 2507 Natchez Trace Nashville, TN 37212	**Send Tax Bills To:** US Bank Home Mortgage 4801 Frederica St. Owensboro, KY 42301	**Tax Information:** Map and Parcel No.: 104 150 01000

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, **Frederick Earl Barr and wife, Mary Gresham Buchanan Barr**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason M. Gichner and wife, Jessica Gichner** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2507 Natchez Trace, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20100075454 DEEDWARR
Recvd: 12/01/10 08:29 3 pgs
Fees:18.00 Taxes:2035.00
20101201-0095260

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of November, 2010.

Frederick Earl Barr by Mary Gresham Buchanan Barr
Frederick Earl Barr
BY: Mary Gresham Buchanan Barr,
Attorney-In-Fact

Mary Gresham Buchanan Barr
Mary Gresham Buchanan Barr

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said Countyand State, **Mary Gresham Buchanan Barr**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 2010.

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Gresham Buchanan Barr, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said Frederick Earl Barr and is authorized by the said Frederick Earl Barr to execute this instrument on his behalf.

Witness my hand, at Office, this 19th day of November, 2010.

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires NOV. 7, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 72 on the Map of Bransford Realty Company's Westmoreland Place of record in Book 421, page 16, Register's Office for said County.

Said part of Lot No. 72 fronts 60 feet on the west side of 28th Avenue South or Natchez Trace and runs back between parallel lines 210 feet to an alley.

Being the same property conveyed to Frederick Earl Barr and wife, Mary Gresham Buchanan Barr, by quitclaim deeds from Richard D. Buchanan and wife, Poppy P. Buchanan, of record in Book 10304, page 489, Book 10317, page 623, Book 10374, page 514, and Book 10715, page 642, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2010, which have been paid by the Grantor and prorated between the parties.
2. All matters appearing on the Plan of record as Book 421, page 16, Register's Office for Davidson County, Tennessee.