Davidson County DEEDWARR
Recvd: 05/04/04 12:25 3pgs
Fees:18.00 Taxes:3607.50
20040504-0050541

Box 31
For BCCB
(CAW)

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Daniel S. Earthman and Robyn B. Earthman 4418 Forsythe Place Nashville, TN 37205	**Map 30-10 Parcel 18**	**Same**
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **John Cheek Eason and wife, Melissa Herrmann Eason** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Daniel S. Earthman and wife, Robyn B. Earthman** (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties and assumed by Grantee.

2. Easement Agreement of record in Book 7643, page 860, said Register's Office.

This is improved property, known as **4418 Forsythe Place, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $975,000.00.

David S. Earthman
Affiant

Subscribed and sworn to before me this 3 day of May, 2004.

CAROL A. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Carol A. Wilson
Notary Public
My Commission Expires: 7-24-04

948702 v1
105431-001 05/03/04

IN WITNESS WHEREOF, the Grantor has executed this Deed this 3rd day of May, 2004.

John Cheek Eason

John Cheek Eason

Melissa Herrmann Eason

Melissa Herrmann Eason

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 **John Cheek Eason and Melissa Herrmann Eason**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 3rd day of May, 2004.

Carol A. Wilson

Notary Public

CAROL A. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires:
7-24-04

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being the east half of Lot No. 17 and the easterly 25 feet of the westerly one-half of Lot No. 17 on the Map of the Resubdivision of Lots Nos. 6, 7, 17, 26, 27 and 32 of Block "C" and a strip of ground 139 ½ feet wide off the north part of Block "C" as shown on the Map of Belle Meade, as of record in Book 421, page 96, Register's Office for said county.

Said part of Lot No. 17 fronts 125 feet on the north side of Forsythe Place and runs back between parallel lines 232 feet to a dead line.

Being the same property conveyed to John Cheek Eason and wife, Melissa Herrmann Eason, by deed of record in Book 6266, page 719, said Register's Office.