FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Jane Randolph
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2004

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jane Randolph	New Owner	Map 50
337 Vailview Drive		Group 15-0
Nashville, TN 37207		Parcel 070.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

B.R. Ethridge and wife, Dorothy Louise Ethridge

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jane Randolph

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Sky View, as of record in Book 2331, Page 54 and 55, Register's Office for said County.

Said Lot No. 39 fronts 133 feet on the northerly side of Vailview Drive and extends back 352.5 feet on the easterly line and 333.3 feet on the westerly line to a dead line, measuring 110 feet thereon.

BEING the same property conveyed to B.R. Ethridge and wife, Dorothy Louise Ethridge by deed from Richard M. Wotring and wife, Mildred Louise Wotring, of record in Book 2965, Page 137, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 2331, pages 54 and 55, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2444, page 576, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 341 Vailview Drive, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 1st day of July, 2004.

B.R. Ethridge
B.R. Ethridge

Dorothy Louise Ethridge
Dorothy Louise Ethridge

Davidson County DEEDWARR
Recvd: 07/09/04 15:11 2pgs
Fees:13.00 Taxes:414.40

20040709-0082082

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 B.R. Ethridge and Dorothy Louise Ethridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that theyexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of July, 2004.

My Commission Expires: 1/29/05

Notary Public

