PREPARED BY (AND RETURN TO):

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W & I Ref: _____ Title No: 45786

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/16/04 11:31 2pgs
Fees:13.00 Taxes:1202.50
20040816-0098732

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Fred D. Myrick Georgia Ann Myrick 131 Riverwood Drive Franklin, Tennessee 37069	SAME

TAX MAP-PARCEL NUMBERS: 158-072

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Grace Tiller Null , unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Fred D. Myrick and spouse, Georgia Ann Myrick** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

TRACT I. A tract of land in the 7th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by Turner Engineering Company, Inc., dated May 28, 1970 as follows:

Beginning at a concrete monument located at the southeast terminus of Andover Drive and the northeast corner of Lot No. 524 of the recorded plan of Hillsboro Park, Section II, Book 2900, page 74, Register's Office for said county, and proceeding as follows: South 74 degrees 33' East a distance of 99.6 feet to a hub; thence with a 2324.0 foot radius curve to the right a distance of 140.61 feet to an iron pin; thence south 3 degrees 32' west a distance of 332.2 feet to an iron pin; thence north 74 degrees 12' west a distance of 291.5 feet to an iron pin in the east property line north 12" 27' east a distance of 329.0 feet to the point of beginning, and containing 2.0 acres, more or less.

TRACT 2. Land in the 7th Civil District of Davidson County, Tennessee, described in part according to a survey made by Turner Engineering Company, Inc., dated August 10, 1970, as follows:

Beginning at a concrete monument located at the southeast corner of the southeasterly terminus of Andover Drive as shown on the Plan of Hillsboro Park, Section II, of record in Book 2900, page 74, Register's Office of said County, said concrete monument also being located at the most easterly front corner of Lot No.524 of said subdivision, said concrete monument also being located at the northwest corner of the property conveyed to Edward D. Null and wife, by deed from Sidney S. McAlister and wife, as of record in Book 4421, page 451, in said Register's Office; thence with said Null's northeasterly line, south 74 degrees 33' east 99.6 feet and along a slight curve to the right, having a radius of 2324.0 feet, southeastwardly 140.61 feet to the said Null's northeast corner; thence north 3" 32'30" east 31.10 feet to the southeast corner of 0.17 acres, more or less, tract of land which is being or has been conveyed to George Q. Langstaff, Jr. and wife, by deed from Estes-Taylor Company, a Tennessee corporation; thence with said Langstaff's southwesterly line; along a slight curve to the left, having a radius of 2354.0 feet, northwestwardly 135.44 feet and north 74 degrees 33' west 105.1 feet to a point in the center of said southeasterly terminus of Andover Drive; thence with the easterly line of said southeasterly terminus of Andover Drive, south 4 degrees 55' west 30.51 feet to the point of beginning, containing 0.17 acres, more or less.

TRACT I. Being the same property conveyed to Edward D. Null and wife, Grace Lee Null by deed from Sidney S. McAlister and wife, Mary Elizabeth Roberts McAlister of record in Book 4426, page 451, said Register's Office. The said Edward D. Null has since died.

TRACT II. Being the same property conveyed to Edward D. Null and wife, Grace Lee Null by deed from Estes- Taylor Company, Inc., a Tennessee corporation of record in Book 4445, page 637, said Register's Office. The said Edward D. Null has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years.

This is improved property, known as: 5996 Andover Drive, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of August, 2004 .

Grace Tiller Null

State of TENNESSEE
County of WILLIAMSON

On this 13th day of August, 2004 , before me the undersigned authority, personally appeared **Grace Tiller Null**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary

State of TENNESSEE
County of WILLIAMSON My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $325,000.00

Affiant

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Sworn and subscribed before me this 13th day of August, 2004

My Commission Expires: _____

Notary Public

My Commission Expires JULY 21, 2007