Davidson County DEEDWARR
Recvd: 10/27/04 13:12 3pgs
Fees:18.00 Taxes:314.50
20041027-0129308

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 25th day of **October, 2004, by and between NANCY MILLER MATHIS, hereinafter called Grantor, and KIERAN F. KANE, A SINGLE MAN, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, NANCY MILLER MATHIS, as Grantor, does hereby bargain, sell, transfer and convey unto KIERAN F. KANE, A SINGLE MAN, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1620 ORDWAY PLACE, NASHVILLE, TENNESSEE 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

FORREST MATHIS, husband of NANCY MILLER MATHIS, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantors on the day and year first above written.

Nancy Miller-Mathis
NANCY MILLER MATHIS
Signature of Seller

Forrest Mathis
FORREST MATHIS
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NANCY MILLER MATHIS and her husband, FORREST MATHIS,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of **October, 2004.**

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

KIERAN F. KANE, A SINGLE MAN

1620 ORDWAY PLACE
NASHVILLE, TENNESSEE 37206

Property Address:

1620 ORDWAY PLACE
NASHVILLE, TENNESSEE 37206

Person Responsible for Taxes:

BANK OF AMERICA, N.A.
830 NORTH CENTRAL AVENUE
ST. PETERSBURG, FL 33701

Map & Parcel #: MAP 83-10, PARCEL 134

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$85000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 25th day of **October, 2004.**

Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-7505

EXHIBIT 'A'

Being Lot No. 275 on the Map of McEwen Place, as of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 275 fronts 50.0 feet on the southerly side of Ordway Place, formerly Grove Avenue, and runs back 135.0 feet on the westerly line and 135.4 feet on the easterly line, to an alley, measuring 50.0 feet thereon.

Being the same property conveyed to NANCY MILLER MATHIS, by Quitclaim Deed from I.C.L. MILLER, AN UNMARRIED PERSON, of record in Book 10604, page 891, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 83-10, PARCEL 134).

2. All matters as set forth on the Plan of McEwen Place, of record in Plat Book 332, page 133, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.