This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
(615) 369-0039

PLEASE RETURN ORIGINAL TO:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
(615) 369-0039

Davidson County DEEDWARR
Recvd: 11/04/04 10:28 2pgs
Fees:13.00 Taxes:1276.50
20041104-0133019

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 345,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the **day of October, 2004.**

Notary Public

NOTARY PUBLIC
Commission Expiration:

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 27, 2005

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNER:
NICHOLAS PETERS MCGINN, MARRIED	SAME ADDRESS	**704 GREELEY DRIVE NASHVILLE, TN 37205**
		PROPERTY ADDRESS: **704 GREELEY DRIVE NASHVILLE, TN 37205**

MAP PARCEL NUMBER
115-4-48

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **Frances R. Charlton as Sole Trustee of the Frances R. Charlton Living Trust dated May 4, 1995** ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **NICHOLAS PETERS MCGINN, MARRIED** ("Grantee") the following described real estate located in **DAVIDSON** County, Tennessee, more particularly described as follows:

BEING Lot No. 207 on the Plan of Hillwood Estates, Section 10, as of record in Book 2331, Pages 95 and 96, Register's Office for said County.

SAID Lot No. 207 fronts 165 feet on the northeasterly side of Greeley Drive and extends back between parallel lines 299.4 feet to a dead line.

This being the same property conveyed to E. Dorris Charlton, Jr. (deceased) and wife, Frances Charlton by deed from Milton S. Boyce and wife, Olivia Boyce, as of record in Book 94, Page 258, Register's Office for Davidson County, Tennessee. The said E. Dorris Charlton, Jr. having since died April 29, 1982.

Property was further conveyed to Frances R. Charlton, Sole Trustee, or her successors in trust, under the Frances R. Charlton Living Trust dated May 4, 1995 by Quitclaim Deed dated May 5, 1995 and recorded May 31,1995 in Book 9684, Page 802, Register's Office for Davidson County, Tennessee.

This property is known as 704 Greeley Drive, Nashville, TN 37205

This property is subject to all matters shown on the Plat of record in Book 2331, Pages 95 and 96 and encumbrances, easements, and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 27th day of October, 2004

Frances R. Charlton (Grantor)
(as Sole Trustee of the Frances R. Charlton Living Trust)

by Elizabeth C. Lindsey, Attorney in Fact

Frances R. Charlton (Grantor)
(as Sole Trustee of the Frances R. Charlton Living Trust)
by Elizabeth C. Lindsey, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frances R. Charlton, as Sole Trustee of the Frances R. Charlton Living Trust by Elizabeth C. Lindsey, as her Attorney in Fact with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument in behalf of Frances R. Charlton, as Sole Trustee of the Frances R. Charlton Living Trust and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this the 27th day of October, 2004.

Notary Public
My Commission Expires: _____

W. WILLIAM DAVIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

My Commission Expires FEB. 27, [illegible]