03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 11/22/04 10:01 2pgs
Fees:13.00 Taxes:427.35

20041122-0139571

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $115,500.00

Affiant

Subscribed and sworn to before me, this 18th day of November, 2004.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC WILLIAMSON CO. TN

03-0410-32316

Address of New Owner:	Send Tax Bills to:	Tax Information
Christine Card	Bank of America	071-15-0 480.00
1123 Lischey Avenue	900 W. Trade Street	
Nashville, TN 37207	Charlotte, NC 28255-0001	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jared C. Cashner, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christine Card, hereinafter called the Grantees, their successors 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. 21 and the northerly 30 feet of Lot No. 20 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 and the northerly part of Lot No. 20 adjoin and front together 60 feet on the easterly side of Lischey Avenue (formerly North 4th Street) and run back between parallel lines with the southerly margin of Richardson Avenue, 165 feet to an alley.

Being the same property conveyed to Jared C. Cashner by deed from Charles E. Evans and wife, Jo H. Evans, of record in Instrument No. 20030910-0132058, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1123 Lischey Avenue, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 18th day of November, 2004.

Jared C. Cashner
by Maggie Flomerfelt, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, MAGGIE FLOMERFELT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the attorney-in-fact for JARED C. CASHNER and is authorized by him to execute this instrument on his behalf.

Witness my hand, at office, this 18th day of November, 2004.

Notary Public
My commission expires: 03/14/2005