| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| Jermil L. Tarver | New Owner | Map 43.6 |
| 561 Singer Drive | | Parcel 285 |
| Madison, TN 37115 | | |
| | | 12125 26b |

This instrument prepared by : Robert J. Notestine III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **John Van Mater and Lisa A. Mater** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Jermil L. Tarver, an unmarried person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot 162, as shown on the map entitled Madison Park, Section VII, of record in Plat Book 4300, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to John Van Mater, a married man, by deed of record as in Instrument Number 20020606-0068651, said Register's Office for Davidson County, Tennessee.**

**This description is the same as was used in the last deed of record.**

Davidson County DEEDWARR
Recvd: 12/03/04 10:22 2pgs
Fees:13.00 Taxes:458.80
20041203-0144159

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Plan of record in Book 4300, page 84, said Register's Office.
3. Restrictive Covenants of record in Book 4487, page 188, Register's Office.

This is unimproved property commonly known as 561 Singer Drive, Madison, Tennessee 37115.

**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is $124,000.00.**

**Affiant**

**Subscribed and sworn to before me this** 30 **day of November, 2004.**

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**Notary Public**

**My Commission Expires:** 9/22/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of November, 2004.

**John Van Mater**

**Lisa A. Mater**

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

On this 30th day of November, 2004, before me personally appeared the undersigned, a Notary Public in and for said County and State, the within named John Van Mater and wife, Lisa A. Mater, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged and executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of November, 2004.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07