BOX 15

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23706-12-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $172,500.00. Affiant Subscribed and sworn to before me this 7th day of December, 2004. Notary Public My Commission Expires: 1/26/2008

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Sarah M. Gracey 515 Landon Drive Nashville, TN 37220	NEW OWNER	Map No.146.16-0 Parcel No. 121.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicole Lefler Coltharp, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah M. Gracey** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 515 Landon Drive, Nashville, TN 37220

Subject property has never been the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of December, 2004.

Nicole Lefler Coltharp

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Nicole Lefler Coltharp**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of December, 2004.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 12/09/04 15:12 2pgs
Fees:13.00 Taxes:638.25

20041209-0146976

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Brentwood Hall, Section III as of record in Plat Book 2133, page 14, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Nicole Lefler, an unmarried person by deed dated May 29, 2002 from Richard S. Reynolds and wife, Darlene G. Reynolds and Hazel R. Eddins, married of record as Instrument No. 20020603-0066468, Register's Office for Davidson County, Tennessee. The said Nicole Lefler is now known as Nicole Lefler Coltharp.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been paid by the Grantor(s) and prorated by the parties.
2. All matters appearing on the Plan of record as Book 2133, page 14, Register's Office for Davidson County, Tennessee.