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. 23641-11-2004** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $165,500.00 Affiant Subscribed and sworn to before me this 1st day of December, 2004. Notary Public My Commission Expires:

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Chloe P. Green, David M. Green, and Chantal P. LeCoguic 1002 West Grove Avenue Nashville, TN 37203	**Send Tax Bills To:** New Owner	**Tax Information:** Map No. 105.09-0- Parcel No. 302.00

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, **Linda Carolyn Burton**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chloe P. Green, married and David M. Green and wife, Chantal P. LeCoguic** ("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 1002 West Grove Avenue, Nashville, TN 37203

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 1st day of December, 2004.

Linda Carolyn Burton

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 1st day of December, 2004.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 12/10/04 15:12 2pgs
Fees:13.00 Taxes:612.35

20041210-0147489

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being the west 61 feet of the east 211 feet of Lot No. 15, on the Map of Jones and Dudley's Addition, of record in Book 57, page 147, Register's Office for said County.

Said part of said Lot No. 15 fronts 61 feet on the northerly side of West Grove Avenue, and runs back between parallel lines parallel to and 150 feet west of Tenth Avenue, South, 145 feet to an alley.

Included in the above description but expressly excluded therefrom is 1957 square feet of said property which was taker by the Nashville, Housing Authority in the cause in the Third Circuit Court entitled: Nashville Housing Authority vs. Hartsell Pryor, Ernestine C. Pryor, et al, Docket No. A-9419.

Being the same property conveyed to Linda Carolyn Burton, a single woman by deed dated November 25, 2002 from Bert H. Christmon, married of record in Instrument No. 20021202-0147634, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record in Book 57, page 147, said Register's Office.