WARRANTY DEED

JAMIE CROTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

Connie Hooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2004

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

FILE BOOK 35

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Marjorie E. Tomlinson	NEW OWNER	Map 108
1213 Danbury Court		Group 4-0-A
Nashville, TN 37214		Parcel 84-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Frank G. Favors and wife, Donna M. Favors

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Marjorie E. Tomlinson

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 32, on the Plan of Villages of Larchwood, Phase II, Section III, of record in Plat Book 9700, Page 861, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Frank G. Favors and wife, Donna M. Favors by Quitclaim Deed from Angela M. Lake, Trustee, of record in Instrument 20011107-0122095, said Register's Office. See also deed of record in Instrument 199912090301514, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 10715, Page 162; Book 10940, Page 499; Book 11448, Page 741; Instrument 20010625-0067106, and Instrument 20000928-0096105, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 861, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1213 Danbury Court, Nashville, TN 37214

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 6th day of December, 2004.

Frank G. Favors

Donna M. Favors

Davidson County DEEDWARR
Recvd: 12/13/04 11:01 2pgs
Fees:13.00 Taxes:473.60

20041213-0147710

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank G. Favors and wife, Donna M. Favors, 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 and official seal at ~~Nashville~~ Chattanooga, Tennessee, this 8th day of December, 2004.

My Commission Expires: 01/17/2006

Mary C. Holmes
Notary Public

