File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(_____) Title No: 46030
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/17/04 14:37 2pgs
Fees:13.00 Taxes:3237.50
20041217-0150409

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Melinda J. Haws 35 Erwin Court Nashville, TN 37205-5006	Bank of America 9000 Southside Blvd. Jacksonville, Florida 32256

TAX MAP-PARCEL NUMBERS: 104-14-0-G-008.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$875,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Max Greenberg, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Melinda J. Haws, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Revised Final Plat for Whitworth of record in Book 7900, page 140 through 144 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Max Greenberg by deed from Stouffer Tower Partners, a Tennessee general partnership of record in Book 8875, page 893, Register's Office for Davidson County, Tennessee.

Shirley Greenberg, spouse of Max Greenberg joins in this conveyance solely to convey any and all marital interest she may have in the above-described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Pages 140 through 144, said Register's Office, which Plan shows a 10 foot minimum building setback line from Erwin Court (private) together with a designated building site, and a 20 foot easement for public utility and joint access purposes along the rear line(s) The Declaration of Covenants, Conditions and Restrictions of record in Book 8026, page 305, Book 8047, page 243. Book 8282, page 45, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 35 Erwin, Nashville, Tennessee 37205

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of December, 2004.

Max Greenberg

Shirley Greenberg

State of TENNESSEE
County of DAVIDSON

On this 16th day of December, 2004 , before me the undersigned authority, personally appeared Max Greenberg and Shirley Greenberg, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

Notary

My Commission Expires NOV. 24 , 2007

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $875,000.00

Affiant

Sworn and subscribed before me this the 16th day of December, 2004

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

Notary Public

My Commission Expires NOV. 24 , 2007