03

Realty Title
48-A

**Prepared by:**

**Realty Title & Escrow Co., Inc.**
**3815 Cleghorn Ave., #102**
**Nashville, TN 37215**

Davidson County DEEDWARR
Recvd: 12/20/04 15:03 2pgs
Fees:13.00 Taxes:307.02

20041220-0151197

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

**The actual consideration or value, whichever is greater, for this transfer is $82,979.00**

**Affiant**

**Subscribed and sworn to before me this 15th day of December, 2004.**

**Notary Public**
**My commission expires: 03/14/05**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax-Information** |
|---|---|---|
| Mark C. Velligan | Community First Bank & Trust | 072-09-0-241.00 |
| 1010 Delmas Avenue | 501 S. James Campbell Blvd. | |
| Nashville TN 37216 | Columbia, TN 38401 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Deerpark Circle, LLC, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Mark C. Velligan, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

> Land in Davidson County, Tennessee, being the easterlry 50 feet of Lot No. 38, on the Map of East Hill Addition, of record in Plat Book 332, Page 33, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Deerpark Circle, LLC, by Quitclaim Deed from Betsy Miller, of record in Instrument No. 20020813-0097809, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1010 Delmas Avenue, Nashville, TN 37216

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, successors and assigns, forever. Grantor covenants with Grantees 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 does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 15th day of December, 2004.

Deerpark Circle, LLC

By: _____

its Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Burl Miller, with whom I am personally acquainted, and who acknowledged that _he executed the within instrument for the purposes therein contained, and who further acknowledged that _he is the Chief Manager of Deerpark Circle, LLC, the within named bargainor, and that he is authorized by Deerpark Circle, LLC to execute this instrument on its behalf and in the capacity thereof.

Witness my hand in Nashville, TN, this 15th day of December, 2004.

Notary Public

My Commission expires 03/14/05