RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 12/30/04 14:20 2 pgs
Fees:13.00 Taxes:666.00
20041230-0154862

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

LEEZA OSBORNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires November 22, 2006

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF DECEMBER, 2004.

NOTARY PUBLIC

My commission expires: 11/22/08

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AILEEN METCALF et al 686 Harding Place Nashville, Tennessee 37211	Same as new owner	146-04-0-025.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY THOUSAND AND NO/100 ($180,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JAMES L. VASSAR and wife, DELILA K. VASSAR,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **AILEEN METCALF, umarried,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING Lot No. 492 on the Plan of Section Six Caldwell Hall, of record in Book 2900, page 148, Register's Office for Davidson County, Tennessee.

SAID Lot No. 492 fronts 80 feet on the northeasterly margin of Harding Place and extends back 169.7 feet on the northwesterly line and 175.4 feet on the southeasterly line to a dead line in the rear, measuring 91.15 feet thereon.

Being the same property conveyed to James L. Vassar and wife, Delila K. Vassar by Warranty Deed from Joseph L. Nave, Jr. and wife, Linda G. Nave, recorded 8/28/96, in Book 10170, page 705, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on the subdivision plat of record in Book 2900, page 148; to restrictive covenants of record in Book 3221, page 6 and in Book 3251, page 543; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 686 Harding Place, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 17th day of December, 2004.

JAMES L. VASSAR

DELILA K. VASSAR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, James L. Vassar and Delila K. Vassar, 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 seal, this the 17th day of December, 2004.

Notary Public

My commission expires: 11/22/08

LEEZA OSBORNE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires
November 22, 2008