File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(gj) Title No: 46068
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/14/05 11:44 2 pgs
Fees:13.00 Taxes:536.50
20050114-0005357

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Adam D. Vass Gal 316 Wauford Drive Nashville, Tennessee 37211	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 147-05-0-064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$145,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emma G. Allred , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Adam D. Vass Gal** 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. 138 on the Revised Plan of Caldwell Hall, Section 1, as of record in Book 2900, pages 57, 58 and 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 138 fronts 88 feet on the northerly margin of Wauford Drive, and extends back 156.7 feet on the easterly line and 140 feet on the westerly line, to a broken line in the rear on which it measures 93.2 feet.

Being the same property conveyed to Emma G. Allred by deed from Charles E. Burch and wife, Joyce Keene Burch of record in Book 4331, page 773, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat in Book 2900, page 57, 58 and 59, said Register's Office, which Plan shows 40 foot minimum building set back line from Wauford Drive and a 10 foot easement for public utility and drainage purposes along the rear line(s); A 2.5 x 20 foot utility anchor easement located on the southeasterly front corner of said lot.

This is improved property, known as: 316 Wauford Drive, Nashville, Tennessee 37211

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 12th day of January, 2005.

Emma G. Allred

State of TENNESSEE

County of DAVIDSON

On this 12th day of January, 2005 , before me the undersigned authority, personally appeared Emma G. Allred , 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.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE

County of DAVIDSON My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Sworn and subscribed before me this the 12th day of January, 2005

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007