Davidson County DEEDWARR
Recvd: 01/18/05 10:55 2 pgs
Fees:13.00 Taxes:466.20

20050118-0005868

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of January, 2005.

THERESA RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. May 30, 2007

Notary Public

My Commission Expires

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Return To:
Richmond Title Service
209 10th Ave S Ste 2[illegible]
Nashville TN 37203

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kathleen R. Sloan
519 American Road
Nashville, Tennessee 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 90-16-33

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Macon McCuiston** hereinafter referred to as Grantors, hereby transfers and conveys to **Kathleen R. Sloan** hereinafter referred to as Grantees, their heirs 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 Lot No. 27 on the Plan of Charlotte Park Subdivision, Section I, as of record in Book 2665, pages 2, 3, 4, 5 and 6, Register's Office for said County.

Said Lot No. 27 fronts 75.0 feet on the southerly side of American Road, and extends back 169.3 feet on the westerly line and 190.0 feet on the easterly line, to an irregular line in the rear on which it measures 50.0 feet.

Being the same property conveyed to Macon McQuiston and wife, Theola McQuiston (having since died), by warranty deed from Fred H. Brown and wife Gertrude Brown of record in Book 2698, Page 591, Register's Office for Davidson County, Tennessee, dated September 27, 1957.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Subject to all matters shown on the Plan of Charlotte Park Subdivision, Section I, as of record in Book 2663, page 2, 3, 4, 5, and 6, Register's Office for Davidson County, Tennessee.

2. Any and all visible easements lying on or across the property.

3. Rights or claims of parties in possession not shown by the public records.

4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 519 American Road, Nashville, Tennessee 37209.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 14th day of January, 2005.

Macon N. McCuiston
by Sue McCuiston Zapp,
attorney in fact

Macon McCuiston
By: Sue Zapp, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sue Zapp**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Macon McCuiston for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Macon McCuiston, and is authorized by Macon McCuiston to execute this instrument on his behalf.

Witness my hand and official seal this 14th day of January, 2005.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11/02/05

12012-KW