WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

FILE BOX 75

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00

Brandon A. Cardwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of January, 2005

Notary Public:

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Brandon A. Cardwell	NEW OWNER	Map 91
4506 Elkins Avenue		Group 16
Nashville, TN 37209		Parcel 60

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Nancy R. Lacy, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Brandon A. Cardwell, an unmarried person

hereinafter called the 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 the easterly 36 feet of the westerly 40 feet of Lot No. 407 of Block 18 in the Charlotte Park Company's First Addition to Nashville, a plan of which is of record in Book 57, Page 103, Register's Office for said County.

Said part of said lot fronts 36 feet on the north side of Elkins Avenue, formerly Second Avenue, and runs back between parallel lines 150 feet to a 25 foot alley.

BEING the same property conveyed to Nancy R. Lacy by deed from James W. Dorris and wife, Christine Dorris, of record in Book 10746, Page 863, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 57, Page 103, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4506 Elkins Avenue, Nashville, TN 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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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.

Nancy R. Lacy
Nancy R. Lacy

Davidson County DEEDWARR
Recvd: 01/18/05 12:11 2 pgs
Fees:13.00 Taxes:814.00

20050118-0005954

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy R. Lacy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

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

My Commission Expires: 01/29/05

Notary Public

