Return to: First Title and Escrow Company, Inc.
Box 9B File Number 23691

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 Davidson County DEEDWARR Recvd: 01/21/05 13:52 2 pgs Fees:13.00 Taxes:684.50 20050121-0008042	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00. Raelene Neal Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2005. Christina M. Read Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca A. Schwartz	SunTrust Mortgage, Inc.	MAP 143-02C
673 Harpeth Trace Drive	201 Fourth Ave. North, 7th Floor	PARCEL 40
Nashville, TN 37221	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Anne P. Nabors, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebecca A. Schwartz**

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 the 2nd Civil District of Davidson County, Tennessee, being Unit No. 40, Harpeth Knoll Planned Unit Development, as described in Plat Book 5200, page 764, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Anne P. Nabors by warranty deed from Anne Lindsey Strait of record as Instrument No. 20040603-0065656, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

THIS instrument is being executed on behalf of Anne P. Nabors pursuant to a Power of Attorney executed by same on the 13th day of January, 2005, and being filed for record as Instrument No. 20050121-0008041 Register's Office for Davidson County, Tennessee.

This is **(X)** IMPROVED property known as **673 Harpeth Trace Drive, Nashville, TN 37221.**

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 the 14th day of January, 2005.

Anne P. Nabors, by Linda Elder atty-in-fact

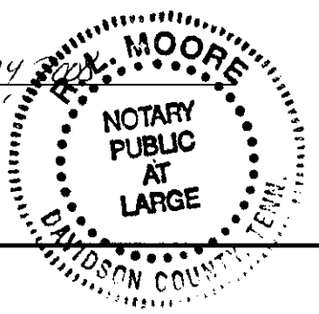
Anne P. Nabors, By: Linda Elder, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 14th day of January, 2005, before me personally appeared **Linda Elder**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **Anne P. Nabors**, acknowledging that such person executed the same as the free act and deed of **Anne P. Nabors**.

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

My Commission expires May 24 2008



Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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

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

My Commission expires _____

_____
Notary Public