Davidson County DEEDWARR
Recvd: 02/01/05 14:24 2 pgs
Fees:13.00 Taxes:566.10
20050201-0011757

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of January, 2005.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires 11/02/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Evan Gilbert Ling and Bridget Mary Galvin
545 Brewer Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel : 161-2-3

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, **Jon C. Mabe, a single person** hereinafter referred to as Grantors, hereby transfers and conveys to **Evan Gilbert Ling and wife, Bridget Mary Galvin,** 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. K on the Revised Plan of a portion of Whispering Hills, Section II-B, as of record in Book 2663, Page 33, Registers Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jon C. Mabe, a single person, by Warranty Deed from Lee A. Kroeger, unmarried, of record on Book 11214, Page 321, Registers Office for Davidson County, Tennessee, dated November 19, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. The Plan of record in Plat Book 2663, Page 33, Register's Office for Davidson County, Tennessee.

3. Subject to any right, title or interest of Annie Stone, her heirs, successors and\or assigns, in and to the land, arising by virtue of the deed of record in Book 5338, Page 343, said Register's Office.

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 545 Brewer 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 **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 28th day of January, 2005.

Jon C. Mabe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal this 28th day of January, 2005.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires 11/02/05