THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23702-12-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $871,685.00. Affiant Subscribed and sworn to before me this 27th day of January, 2005. NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE Notary Public My Commission Expires

Davidson County DEEDWARR
Recvd: 02/02/05 08:35 2 pgs
Fees:13.00 Taxes:3225.23

20050202-0011974

WARRANTY DEED

Address New Owner: Matthew B. Weinger, Michele J. Weinger 723 Greeley Drive Nashville, TN 37205	**Send Tax Bills To:** Suntrust Mortgage, Inc. 201 Fourth Ave. N/7th fl Nashville, TN 37219	**Tax Information:** Map No.115.04-0- Parcel No. 038.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan Thetford**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew B. Weinger and Michele J. Weinger, husband and wife** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 723 Greeley Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

The above referenced property is not the principal residence of the grantor

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of January, 2005.

Susan Thetford

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Susan Thetford**, 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, at office, this 27th day of January, 2005.

Notary Public

My Commission Expires: MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 256 on the Plan of Hillwood Estates Section 10, as of record in Plat Book 2331, page 95 and 96, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Susan Thetford, married by deed dated 5/12/2004 from Bonnie M. Small, married and Frances M. Prince, unmarried of record in Instrument No. 20040517-0057520, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 County Taxes which are a lien, but not yet due and payable have been prorated and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 2331, pages 95 and 96, Register's Office for Davidson County, Tennessee.