Davidson County DEEDWARR
Recvd: 02/11/05 08:53 2 pgs
Fees:13.00 Taxes:351.50
20050211-0015815

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 19895B

MAP/GROUP/PARCEL:
050-03-0-B/031.00

NEW OWNER'S NAME AND ADDRESS:
MICHAEL WICHMANN AND ERIC MARTACIA
1039 MULBERRY WAY
NASHVILLE, TN 37207

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, RUFUS FERRELL LOWE, JR, A MARRIED MAN, hereinafter called Grantor, does hereby transfer and convey unto MICHAEL WICHMANN, AN UNMARRIED MAN, AND ERIC MARTACIA, AN UNMARRIED MAN, tenants in common with right of survivorship, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 31 ON THE PLAN OF MULBERRY DOWNS, PHASE I, AS OF RECORD IN PLAT BOOK 6900, PAGE 940, AND AMENDED IN PLAT BOOK 7900, PAGES 84-86, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION THEREOF.

The subject property is improved property commonly known as 1039 MULBERRRY WAY, NASHVILLE, TENNESSEE.

Being the same property conveyed to the within named Grantors by deed of record in Instrument #20050211-0015814, and originally in Book 8954, Page 283, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

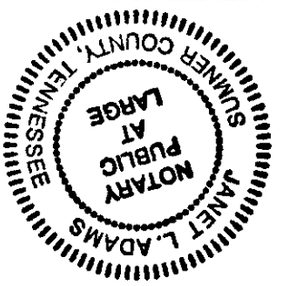
RUFUS FERRELL LOWE, JR

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, RUFUS FERRELL LOWE, JR, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 7th day of February, 2005.

NOTARY PUBLIC 3-25-08



STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $95,000.00.

AFFIANT

Sworn to and subscribed before me, this the 7th day of February, 2005.

NOTARY PUBLIC 3-25-08

