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. 23768-12-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Cathrine M. Woodl Affiant Subscribed and sworn to before me this 14th day of February, 2005. Christina M. Read Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Larry D. Davis, Jr. Bernadette A. Davis 1700 Circie Lake Court Orlando, FL 32828	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.082.16-0 Parcel No. 008.00

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, **AmSouth Bank, an Alabama banking corporation**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Larry D. Davis, Jr. and wife, Bernadette A. Davis** ("Grantee"), its 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 625 Main Street, Nashville, TN 37206

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.

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 14th day of February, 2005.

AmSouth Bank

Linda Wilburn
BY: Linda Wilburn, Vice President

Davidson County DEEDWARR
Recvd: 02/22/05 12:02 2 pg
Fees:13.00 Taxes:962.00
20050222-0019119

STATE OF ALABAMA, COUNTY OF MADISON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Linda Wilburn**, 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 and who further acknowledged that SHE is the **Assistant Secretary** of **AmSouth Bank**, the maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of February, 2005.

Amanda McKenzie
Notary Public

My Commission Expires: 10/20/2008

AMANDA McKENZIE NOTARY PUBLIC ALABAMA STATE AT LARGE

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot 11 of Hobson and Wheless First Addition to Edgefield, as of record in Plat Book 21, page 8, Register's Office for Davidson County, Tennessee, and described according to a survey by Barge, Waggoner & Sumner Engineers, dated March 21, 1967, as follows:

Beginning as a point in the westerly margin of North 7th Street in the southerly intersection with a 20 foot alley, thence with said Street South 24 deg. 47 min. East 142.46 feet to a point at the beginning of a curve to the right having a radius of 18.50 feet; thence around said curve southwardly 29.10 feet to a point in the northerly margin of Main Street, as widened; thence with the margin of the same, South 65 deg. 20 min. West 31.46 feet to a point; thence North 24 deg. 47 min. West 160.89 feet to a point in the southerly margin of an alley; thence with said margin of said Alley, North 65 deg. 12 min. East 50.0 feet to the point of beginning.

Being part of the same property conveyed to William Blaine Demontbreun by Final Decree dated November 23, 1987 and recorded December 21, 1987 in Book 7431, page 541, Register's Office for Davidson County, Tennessee. Said property being further conveyed to AmSouth Bank, an Alabama corporation by deed dated August 16, 2004 from C. Ballard Scearce, Jr., Successor Trustee of record in Instrument No. 20040819-0100321, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Plat Book 21, page 8, Register's Office for Davidson County, Tennessee.