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

Our File Number: 19978G

MAP/GROUP/PARCEL: 115-8/19.00

NEW OWNER'S NAME AND ADDRESS:
James P. Cary
705 Bresslyn Road
Nashville, TN 37205

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 02/22/05 13:33 2 pgs
Fees:13.00 Taxes:923.15
20050222-0019171

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, VALERIE CADEN (FORMERLY KNOWN AS VALERIE RUSSELL) AND SOCTT CADEN, WIFE AND HUSBAND, hereinafter called Grantors, do hereby transfer and convey unto JAMES P. CARY, AN UNMARRIED MAN, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 71, on the Plan of Brook Meade, Section IV, as shown on plat of record in Plat Book 2133, page 93, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property commonly known as 705 Bresslyn Road, Nashville, TN 37205.

BEING the same property conveyed to Grantors herein by deed of record in Instrument 20010530-0055841, Register's Office for Davidson County, Tennessee.

Valerie Russell and Valerie Caden are one and the same person.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are 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.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Valerie Caden FKA Valerie Russell

Valerie Caden
Formerly known as Valerie Russell

Scott Caden

Scott Caden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Valerie Caden and Scott Caden, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee, on this the 15th day of February 2005.

NOTARY PUBLIC 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $249,500.00.

AFFIANT

Sworn to and subscribed before me, this the 15th day of February 2005.

NOTARY PUBLIC 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY