This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 02/23/05 08:27 2 pgs
Fees:13.00 Taxes:518.00
20050223-0019455

ADDRESS NEW OWNER:
Sharon D. Brugman and Steven K. Brugman
2828 Old Hickory Blvd., #1503
Nashville, TN 37221

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 104-1
PARCEL 203.00
25W-8170

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Larry Thomas Dameworth and Georgia Mai M. Dameworth Youngblood, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sharon D. Brugman and Steven K. Brugman, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 85, on the Map of a part of West Grove Subdivision, of record in Book 421, Page 109, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Larry Thomas Dameworth subject to a life estate of Georgia Mai M. Dameworth Youngblood, by Quitclaim Deed from R. R. Hedgepath, Trustee of record in Book 2807, Page 435, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Taxes for 2005 have been pro-rated and assumed by grantees.

This is improved property known as 140 39th Ave., North, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sharon D. Brugman and husband, Steven K. Brugman, their heirs and assigns, forever; and we, Larry Thomas Dameworth and Georgia Mai M. Youngblood do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 16th day of February, 2005.

Larry Thomas Dameworth

Georgia Mai M. Dameworth Youngblood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Larry Thomas Dameworth and Georgia Mai M. Dameworth Youngblood the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 140,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of February, 2005.

NOTARY PUBLIC
My Commission Expires: 3/22/2008