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. 23880-02-2005** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $132,000.00. Affiant Subscribed and sworn to before me this 23rd day of February, 2005. Notary Public My Commission Expires: 10-26-05

WARRANTY DEED

Address New Owner: Margaret Clarice McCoy 4111 Tomberra Way Dallas, TX 75220	**Send Tax Bills To:** Prime Lending 18111 Preston Road, #900 Dallas, TX 75252	**Tax Information:** Map No.83-13 Parcel No. 188

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, **David Hartmann, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margaret Clarice McCoy, unmarried** ("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 1210 Boscobel Street, Nashville, TN 37206 and has never been the marital residence of the Grantor.

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 23rd day of February, 2005.

David Hartmann

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David Hartmann**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of February, 2005.

Notary Public

My Commission Expires:

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

Davidson County DEEDWARR
Recvd: 03/08/05 13:49 2 pgs
Fees:13.00 Taxes:488.40

20050308-0025605

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of East Edgefield as of record in Plat Book 21, page 147, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to David Hartmann by deed dated May 14, 1999 from Patricia S. Wilder of record in Book 11489, page 585, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2005, a lien, but not yet due and payable; and
2. All matters appearing on the Plan of record as Book 21, page 147, Register's Office for Davidson County, Tennessee.