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. 23876-02-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,615,000.00. Affiant Subscribed and sworn to before me this 28th day of February, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

My Commission Expires JULY 19, 2008

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Gudrun L. West 4417 Chickering Lane Nashville, TN 37215	New Owner	Map No.144-5 Parcel No. 14

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, **Howard W. Herndon and spouse, Polly B. Herndon**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gudrun L. West, married** ("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 4417 Chickering Lane, Nashville, TN 37215

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 28th day of February, 2005.

Howard W. Herndon by Melanie Baker
Howard W. Herndon
By Melanie Baker, Attorney-in-Fact

Polly B. Herndon by Melanie Baker
Polly B. Herndon
By Melanie Baker, Attorney-in-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melanie Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for the said Howard W. Herndon and Polly B. Herndon and is authorized by the said Howard W. Herndon and Polly B. Herndon to execute this instrument on their behalf.

Witness my hand, at office, this 28th day of February, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 03/08/05 14:32 2 pgs
Fees:13.00 Taxes:5975.50

20050308-0025679

EXHIBIT "A"

Land in the 7th Civil District of Davidson County, Tennessee, being part of Lot No. 5, on the plan of Re-Subdivision of the South part of Block "I" in Belle Meade Second Subdivision, of record in Book 974, page 12, Register's Office for Davidson County, Tennessee, and part of Block "J" on the Map of Belle Meade Subdivision No. 2 as of record in Book 421, page 51, said Register's Office, and described according to a survey made June 19, 1937, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a stake on the southwesterly side of a 50 foot road known as Chickering Place 48 feet southeasterly from a hackberry, the northwest corner of said Lot No. 5; thence with the southwesterly side of said Chickering Place south 42 deg. 45 min. east 125 feet and south 36 deg. 15 min. east 175 feet to a stake; thence south 45 deg. west 354.5 feet to a stake on the western line of said Lot No. 5, being the eastern line of said Block "J"' thence north 46 deg. 15 min. east 266.2 feet to a stake, the southeastern corner of a part of Block "J" conveyed to Mrs. Milbrey Warner Waller by deed from Edwin Warner and wife, of record in Book 1044, page 160, said Register's Office; thence north 41 deg. 30 min. east passing the northeastern corner of said lot at 50 feet, in all 400.5 feet, and with the southeasterly line of a tract of land conveyed to Mrs. Milbrey Warner Waller by deed from Edwin Warner and wife, of record in Book 996, page 226, said Register's Office, to the beginning, containing 2.45 acres, more or less.

Being the same property conveyed to Howard W. Herndon and spouse, Polly B. Herndon, by deed dated December 17, 1999 from Donald U. Bathrick, Jr., and spouse, Grace S. Bathrick of record in Instrument No. [redacted], Register's Office for Davidson County, Tennessee.
19991221030594

This conveyance is made subject to:

1. 2005 City/County Taxes which have been pro-rated and assumed by the Grantee;
2. Easements of record in Book 7790, page 377; and
3. All matters appearing on the Plan of record in Book 974, page 12 and Book 421, page 51, Register' so Office for Davidson County, Tennessee.