PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 03/16/05 11:06 2 pg
Fees:13.00 Taxes:995.30
20050316-0028860

W & I Ref: gj Title No: 46191

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Marian C. McKinney 2937 Sharon Hill Circle Nashville, Tennessee 37215	Cumberland Bank 810 Crescent Centre Dr. Suite 320 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 117-03-105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$269,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jane H. Kirsch , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marian C. McKinney** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No. 11 on the Plan of Sharon Hill Circle, as of record in Book 1424, page 115, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Sharon Hill Circle the same being the common corner of Lots Nos. 10 and 11 of said Subdivision; thence in a southerly direction with the dividing line between Lots Nos. 10 and 11, 135.5 feet to a point in the northerly margin of Lot No. 12; thence eastwardly with the dividing line between Lots Nos. 11 and 12, 109 feet to a concrete monument in the westerly margin of Hillsboro Road; thence with the westerly margin of Hillsboro Road, North 27 degrees 38' East 98.7 feet to a concrete monument; thence to the left and around an arc having a 25 foot radius 41.8 feet to a concrete monument in the southerly margin of Sharon Hill Circle; thence with the southerly margin of Sharon Hill Circle, North 68 degrees 15' West 90 feet to the point of beginning.

Included in the above description, but excluded therefrom is a conveyance from Carl Alexander Frady and wife, Mary G. Frady to the State of Tennessee, of record in Book 4748, page 960, described as follows:

Beginning at the point of intersection of the West margin of Hillsboro Road and the South margin of Sharon Hill Circle, thence along the said West margin South 31 degrees 30 minutes West 127.0 feet to a point, thence North 69 degrees 39 minutes, West 8.6 feet to a point, thence northwardly along a curve left having a radius of 1432.4 feet for 127.0 feet to a point in the South margin, thence South 71 degrees 10 minutes East 22.4 feet to the point of beginning and containing 1,970 square feet.

Being the same property conveyed to Jane H. Kirsch, an unmarried woman by deed from Joseph Prichard and Jo Dee Prichard, husband and wife, of record in Doc. No. 20030903-0127607, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424 Page 115, said Register's Office, which Plan shows a 30 foot minimum building setback line from Sharon Hill Circle and a 10 foot easement for public utility purposes along the southerly line(s) and a 15 foot minimum setback line from Hillsboro Road; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3982, page 242, said Register's Office.

This is improved property, known as: 2937 Sharon Hill Circle, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of March, 2005 .

Jane H. Kirsch

Jane H. Kirsch

State of PA
County of Chester

On this 11 day of March, 2005 , before me the undersigned authority, personally appeared **Jane H. Kirsch**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 8-23-08

M Gallagher
Notary

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Marcia C. Gallagher, Notary Public
Tredyffrin Twp., Chester County
My Commission Expires Aug. 23, 2008
Member, Pennsylvania Association Of Notaries

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $269,000.00

Frederick Mayfield
Affiant

Sworn and subscribed before me this 15th day of March, 2005

My Commission Expires:

MELODY M. JENKINS NOTARY PUBLIC AT LARGE My Commission Exp. July 29, 2006 DAVIDSON CO., TENNESSEE

Melody M. Jenkins
Notary Public

Wilmc: Deed Wty—12/02