WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/05 11:32 3 Pgs
Fees:18.00 Taxes:199.80
20050321-0030411

TERINA C. GARRISON NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXPIRES: JAN. 25, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$54,000.00.**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 14th DAY OF **MARCH, 2005.**

NOTARY PUBLIC

MY COMMISION EXPIRES 01-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 306, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Steve Sloan	**same**	**043-05-0-142.00**
720 Falcon Drive		**043-05-0-143.00**
Madison TN 37115		**043-05-0-144.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mary L. Graham, a widow woman,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Steve Sloan,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2005 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

( ) Improved
This (x) Unimproved property is known as: **112 Roosevelt Avenue**
116 Roosevelt Avenue
120 Roosevelt Avenue
Madison, TN 37115

Exhibit "A"

Tract 10 in Block B of Kennaston Estate, a subdivision in Davidson County, Tennessee, a plat of which is of record in Book 843, page 83, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The John L. Graham and Mary L. Graham Revocable Living Trust by deed from Mary L. Graham, dated 11/22/94 and filed for record 12/06/94 in Book 9538, page 895, Register's Office for Davidson County, Tennessee.

Tract 11 in Block B of Kennaston Estate, a subdivision in Davidson County, Tennessee, a plat of which is of record in Book 843, page 83, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The John L. Graham and Mary L. Graham Revocable Living Trust by deed from Mary L. Graham, dated 11/22/94 and filed of record 12/06/94 in Book 9538, page 893, Register's Office for Davidson County, Tennessee.

Tract 12 in Block B of Kennaston Estate, a subdivision in Davidson County, Tennessee, a plat of which is of record in Book 843, page 83, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The John L. Graham and Mary L. Graham Revocable Living Trust by deed from Mary L. Graham, aka Mary A. Lovell, dated 11/22/94 and filed of record 12/06/94 in Book 9538, page 891, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Mary L. Graham, by Quitclaim Deed from Mary L. Graham, as the Trustee of The John L. Graham and Mary L. Graham Revocable Living Trust, dated 02/04/03 and recorded 02/10/03 in Instrument No. 20030210-0017796, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do not 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 the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of **MARCH, 2005.**

Mary L. Graham

Mary L. Graham

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mary L. Graham,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, TN

This 14th day of **MARCH, 2005.**

Notary Public

My Commission Expires: 01-25-06

TERINA C. GARRISON NOTARY PUBLIC AT LARGE SUMNER CO. TENN.

MY COMMISSION EXPIRES: JAN. 25, 2006