Record and Box 04

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

ADDRESS NEW OWNER:
Rick Short
316 Moonwater Court
HERMITAGE TN 37076

Davidson County DEEDWARR
Recvd: 03/28/05 09:03 2 pgs
Fees:13.00 Taxes:344.10
20050328-0032411

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
MILA [illegible] Inc.
6021 244th St SW
Mountlake Terrace, WA
98043

MAP AND PARCEL:
MAP 83-1
PARCEL 163.00
27W-20485

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Douglas A. Traxler, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Rick Short, a married man, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the easterly 50 feet of Lot No. 12, on the Plan of W. H. Hyronemus Addition, of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Douglas A. Traxler, by deed from Harold G. Cox and wife, Helen V. Cox of record in INST: 20020501-0053288, Register's Office for Davidson County, Tennessee.

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

Taxes for 2005 have been pro-rated and assumed by Grantee.

This is improved property known as 1037 Granada Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rick Short, a married man, his heirs and assigns, forever; and I, Douglas A. Traxler, do covenant with the said Grantee that I are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 my hand this the 4th day of February, 2005.

Douglas A. Traxler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Douglas A. Traxler, unmarried the bargainor, 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 4th day of February, 2005.

NOTARY PUBLIC

HAROLD REEVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 3-25-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 93,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of February, 2005.

ANDREW MAJOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 8/25/06