WARRANTY DEED

JAMIE CRUTCHFIELD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON TENN.

FILE BOX 5

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2005.

Notary Public:

MY COMMISSION EXPIRES: ~~01/24/09~~ 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Edwin S. Randall, III	NEW OWNER	Map 96
6215 John Hagar Road		Group 13
Mt. Juliet, TN 37122		Parcel 22.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and va uable considerations, the receipt of which is hereby acknowledged, we

James P. McFarland, unmarried, a/k/a James Porter McFarland

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Edwin S. Randall, III, married
he einafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 95, on the Plan of Perry Heights Subdivision, of record in Book 2900, Page 18, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to James Porter McFarland by Quitclaim Deed from Cathy Ann Dodson McFarland of record in Book 10587, Page 58, said Register's Office. See also Final Decree of record in Book 10587, Page 49, said Register's Office, and deed of record in Book 8325, Page 779, said Register's Office.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Plat Book 2900, Page 18, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 433 Heney Drive, Nashville, TN 37214

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 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 forever 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 29th day of March, 2005.

James P. McFarland

Davidson County DEEDWARR
Recvd: 03/31/05 13:08 2 pgs
Fees:13.00 Taxes:286.75

20050331-0035062

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James P. McFarland, a/k/a James Porter McFarland, 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 and official seal at Nashville, Tennessee, this 29th day of March, 2005.

My Commission Expires: ~~01/24/09~~ 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.