GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Mary Ann McCready, Trustee P.O. Box 331549 Nashville, TN 37203	Same	Map 144, Parcel 99

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard M. Small**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Mary Ann McCready, Trustee** (the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lot 12 on the Final Plat of Bancroft of record in Plat Book 9700, pages 326 and 327, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Richard M. Small by deeds of record in Book 9588, page 582, Book 9588, page 596, and Book 9588, page 598, in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 03/31/05 14:39 2 pg
Fees:13.00 Taxes:1091.50



20050331-0035127

This conveyance is subject to the following:

1. Taxes for 2005, a lien not yet due and payable.

2. Matters shown on the Plan of record in Book 9700, page (s) 326 and 327, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7911, page 389, Book 7911, page 385, Book 7911, page 451, and Book 8009, page 109, said Register's Office.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 1031, page 1, 1st Amendment of record in Book 10366, page 623, and 2nd Amendment of record in Book 10564, page 570, said Register's Office.

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, her heirs and assigns forever.

And the Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Grantor warrants and represents that the subject property is not homestead property.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of March 30, 2005.

Richard M. Small

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Richard M. Small**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 30 day of March, 2005.

DOROTHY L. CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: My Commission Expires 9/20/08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me this 30th day of March, 2005.

Notary Public

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 7-19-08

This instrument prepared by:
Thomas C. Scott
TUNE, ENTREKIN & WHITE
17th Floor, AmSouth Center
Nashville, Tennessee 37238