return to:
Jim R. Vanderpool, P.C.
5120 Virginia Way, C-22
Brentwood, TN 37027
(615) 370-4443

| Name and Address of New Owner: | Send Tax Bills To: | Prepared by: |
|---|---|---|
| Richard T. Duborg, et ux<br>6307 Henry Ford Drive<br>Nashville TN 37209 | Wells Fargo Home Mtg.<br>4456 Corp. Lane, # 300<br>Virginia Beach, VA<br>23462 | David W. McMackin<br>104 East Park Dr., Ste.104<br>Brentwood, TN 37027 |

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $148,000.00

Map & Parcel No.
90-12-134

Davidson County DEEDWARR
Recvd: 04/06/05 12:44 2 pgs
Fees:13.00 Taxes:547.60
20050406-0037869

Pam S. Houser
Affiant
Subscribed and sworn to before me on 04/01/05.

Notary Public

EMILY H. PROPHET
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

My Commission Expires:_____

## WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Douglas Eshelman, a married man, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Richard T. Duborg and wife, Carrie G. Duborg, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Lot 181 of the Map of Charlotte Park Subdivision, Section II as shown by a map of record in Plat Book 2663 at page 22 and 23 and as amended in Book 2746 at page 576 in the Davidson County, Tennessee Register of Deeds Office.

Being the same property conveyed to Michael W. Blair by virtue of a Quitclaim Deed dated August 30, 2001 of record as Instrument No. 20010910-0098284, said Register's Office, and further conveyed to Douglas Eshelman, unmarried, by deed from Michael W. Blair, an unmarried man, of record in Instrument No. 20050203-0013011, said Register's Office.

This is investment property and is not now, nor has it ever been the principal residence of the Grantor or his spouse.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 6307 Henry Ford Drive, Nashville, TN 37209.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, their heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

**GRANTOR further covenants** and binds himself and his heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, their heirs and assigns, against the lawful claims of all persons.

**WITNESS** my hand on 04/01/05.

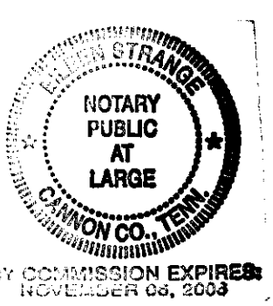
Douglas Eshelman

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Douglas Eshelman, a married man, 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 Brentwood, Tennessee, this the 1st day of April, 2005.

Notary Public




My Commission Expires: 11-6-06

MY COMMISSION EXPIRES: NOVEMBER 06, 2006