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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: gj Title No: 46228

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/11/05 09:38 2 pgs
Fees:13.00 Taxes:1402.30
20050411-0039389

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James E. Toplon Ellen T. Toplon 705 Cantrell Ave. Nashville, Tennessee 37215	SunTrust Mtg 201 4th Ave. N. 17th Flr Nashville TN 37219

TAX MAP-PARCEL NUMBERS: 115-10-64

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$379,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey T. Myers , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James E. Toplon and spouse, Ellen T. Toplon** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of West Meade Estates, Section I of record in Book 2663, page 110, Register's Office for said County.

Said Lot No. 110 fronts 130.34 feet on the northerly margin of Brownlee Drive and extends back 340 feet on the westerly line and 231.8 feet on the easterly line to a dead line in the rear, measuring 200.6 feet thereon.

Being the same property conveyed to Jeffrey T. Myers by deed from John A. Oates, Jr., and spouse, Meredith S. Oates of record in Doc. No. 20030416-0050957, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2663 Page 110, said Register's Office, which Plan shows a 50 foot minimum building setback line from Brownlee Drive and a 10 foot easement for public utility purposes along the rear and the northerly portion of the westerly side of said lot; Easement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4786, page 443,said Register's Office.

This is improved property, known as: 6440 Brownlee Drive, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of March, 2005 .

Jeffrey T. Myers

State of TENNESSEE
County of WILLIAMSON

On this 31st day of March, 2005 , before me the undersigned authority, personally appeared **Jeffrey T. Myers** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $379,000.00

Affiant

Sworn and subscribed before me this 31st day of March, 2005

My Commission Expires: 3/25/06

Notary Public

My Commission Expires