Davidson County DEEDWARR
Recvd: 04/21/05 10:17 2 pgs
Fees:13.00 Taxes:740.00
20050421-0044372

THIS INSTRUMENT PREPARED BY:
Forsythe Title & Escrow Services
2525 West End Avenue Suite 350
Nashville, TN 37203

Our File Number: 20548G

MAP/GROUP/PARCEL:
103-10/8

NEW OWNER'S NAME AND ADDRESS:
Marcia Austin Echols
803 Kendall Drive
Nashville TN 37209

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Chandra K. McCall, a married woman, hereinafter called Grantor, does hereby transfer and convey unto Marcia Austin Echols, a married woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 45, on the Plan of Section 4, Brookside Courts, Addition No. 4, as shown on plat of record in Plat Book 2083, page 59, expanded in Instrument No. 20020621-0075160, in the Register's Office for Davidson County, Tennessee, descbribed as follows:

Said Lot No. 45 which is a corner lot, fronts 141.8 feet on the northwesterly margin of Docshill drive and fronts 75 feet on the northeasterly margin of Kendall drive said frontages being joined by a curve having a length of 39.26 feet and extends back 165.8 feet on the norhteastly line and 69.2 feet on the northwesterly line to a point of intersection.

The subject property is improved property commonly known as 803 Kendall Drive, Nashville TN 37209.

BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20020621-0075160, Register's Office for Davidson County, Tennessee. Grantor never resided in said property as her marital residence.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Chandra K. McCall
Chandra K. McCall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Chandra K. McCall, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 18th day of April, 2005.

NOTARY PUBLIC 9/30/06

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $200,000.00.

AFFIANT

Sworn to and subscribed before me, this the 18TH day of April, 2005.

NOTARY PUBLIC 9/30/06

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY