Davidson County DEEDWARR
Recvd: 04/27/05 14:53 2 pgs
Fees:13.00 Taxes:1054.50
20050427-0047050

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Treglown P. Warner	New Owner	Map 118-1
4407 Hunt Place		Parcel 167
Nashville, TN 37215		12213 26B

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **H. Carl Fitzgerald, married and Larry D. Allison, married,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Treglown P. Warner, unmarried,** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lots Nos. 71 and72 on the Plan of Dr. L.B. Noel's Subdivision of Idlewild, as of record in Book 332, page 77, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Said parts of lots adjoin and front together, 101.6 feet on the southerly side of Paris Avenue (formerly Pope Avenue) and extend back southerly 125 feet with the easterly margin of 12th Avenue South (formerly Granny White Pike) on the westerly line and 125 feet on the easterly line, to a line in the rear on which they measure 120 feet, more or less.

Being the same property conveyed to H. Carl Fitzgerald and Larry D. Allison by deed from Betty Brent of record in Instrument No. 20050427-0047049 **, said Register's Office for Davidson County, Tennessee**

The above described real estate is not nor ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantors.

This conveyance is subject to the following:

1. Taxes for the year 2005, which have been prorated.
2. All matters of record in Plat Book 332, page 77, said Register's Office.

This is improved property commonly known as 2900 12th Avenue South, Nashville, TN 37204.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $285,000.00.

Treglown Warner
Affiant

Subscribed and sworn to before me this 25th **day of April, 2005.**

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

B K
Notary Public

My Commission Expires: 9/22/08

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are 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 herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 25th day of April, 2005.

H. Carl Fitzgerald

Larry D. Allison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of April, 2005, before me personally appeared H. Carl Fitzgerald and Larry D. Allison to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: 9/22/07

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE