PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(gj) Title No: 46284
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/03/05 11:01 2 pgs
Fees:13.00 Taxes:629.00
20050503-0049125

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brett P. Echerd Katherine P. Echerd 221 Garrett Drive Nashville, Tennessee 37211	SAME

TAX MAP-PARCEL NUMBERS: 147-06-010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$170,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Weston V. Hardy III , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brett P. Echerd and wife, Katherine P. Echerd** 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. 156 on the revised plan of Caldwell Hall, Section One, of record in Plat Book 2900, pages 57, 58 and 59, Register's Office for said County.

Said Lot No. 156 fronts 80 feet on the southerly margin of Garrett Drive and extends back 153.5 feet on the westerly line and 148.6 feet on the easterly line to a dead line in the rear.

Being the same property conveyed to Weston V. Hardy, III, unmarried by deed from Jay Steven McNamara and spouse, Shannon B. McNamara of record in Book 10392, page 130, 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 2900 Page 57-59, said Register's Office, which Plan shows a 40 foot minimum building setback line from Garrett Drive and a 10 foot easement for public utility purposes along the rear line(s) of said lot; and a 2.5 x 20 foot utility anchor easement located on the northeasterly front corner of said lot and a 5 foot telephone easement for underground telephone cable wire along the easterly line of said lot.

This is improved property, known as: 221 Garrett Drive, Nashville, Tennessee 37211

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 29th day of April, 2005.

Weston V. Hardy III

State of TENNESSEE
County of DAVIDSON

On this 29th day of April, 2005, before me the undersigned authority, personally appeared Weston V. Hardy III, 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.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Sworn and subscribed before me this the 29th day of April, 2005

Notary Public

My Commission Expires:

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006