File Box 8

PREPARED BY (AND RETURN TO):

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W & I Ref:(_____) Title No: 46357
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/23/05 16:09 2 pgs
Fees:13.00 Taxes:1036.00
20050523-0058128

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Anthony L. Werthan 5810 Vine Ridge Drive Nashville, Tennessee 37205	AmSouth Bank 2050 Parkway Office Circle RCN-6 Birmingham, Alabama 35244

TAX MAP-PARCEL NUMBERS: 103-09-091

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$280,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harriet Parkes Jonsson, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anthony L. Werthan , unmarried** 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. 91 on the Plan of Hillwood Estates, Section 6 of record in Book 2133, page 96 Register's Office for said County.

Said Lot No. 91 fronts 150 feet on the northwesterly margin of Vine Ridge Drive and extends back 180 feet on the northeasterly line(s) and 172.1 feet on the southwesterly line to a broken line in the rear, measuring 151.4 feet thereon.

Being the same property conveyed to Bjarni Jonsson and wife, Amy S. Jonsson by deed from Don J. Massey and wife, Yvonne W. Massey of record in Book 4069, page 929, said Register's Office. The said Bjarni Jonsson and Amy S. Jonsson have since divorced. By deed of record in Book 4421, page 486 Register's Office for said County, Amy S. Jonsson conveyed her interest in subject property to Bjarni Jonsson. By deed of record in Book 4422, page 540, a tenancy by the entireties was created in Bjarni Jonsson and wife, Harriet Parkes Jonsson. By Quitclaim Deed of record in Book 10990, page 523, dated June 21, 1998, said Register's Office. Bjarni Jonsson conveyed his interest in subject property to Harriet Parkes Jonsson.

Bjarni Jonsson, spouse of Harriet Parkes Jonsson joins in this conveyance solely to convey any and all marital interest he may have in subject property.

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 Book 2133 Page 96, said Register's Office, which Plan shows a 50 foot minimum building setback line from Vine Ridge Drive and a 10 foot easement for public utility purposes along the rear line(s). And easement for sewer along the rear line of said lot.

This is improved property, known as: 5810 Vine Ridge 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.

Harriet Parkes Jonsson

Harriet Parkes Jonsson

Bjarni Jonsson

Bjarni Jonsson

State of Tennessee

County of Davidson

On this 20th day of May, 2005, before me the undersigned authority, personally appeared Harriet Parkes Jonsson and Bjarni Jonsson , 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 Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Sworn and subscribed before me this the 20th day of May, 2005

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public