Return to: First Title & Escrow Co. Inc
File # 24192 Box 93

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 20580C

Davidson County DEEDWARR
Recvd: 05/31/05 13:51 5 pg:
Fees:28.00 Taxes:451.40
20050531-0061059

MAP/GROUP/PARCEL:
061-01-C/023.00

NEW OWNER'S NAME AND ADDRESS:
PETER C. FINNEY
517 LEMONT DRIVE
NASHVILLE, TN 37216

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **JANET PLUMMER WASSOM, A MARRIED WOMAN**, hereinafter called Grantor, does hereby transfer and convey unto **PETER C. FINNEY, AN UNMARRIED MAN**, his heirs and assigns, hereinafter called Grantee, property described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The subject property is improved property commonly known as 517 Lemont Drive, Nashville, Tennessee.

BEING part of the same property conveyed to C.B. Plummer and wife, Mildred H. Plummer by deed of record in Book 4721, Page 576, Register's Office for Davidson County, Tennessee. C.B. Plummer died March 14, 1992, and at that time was married to Mildred H. Plummer. Mildred H. Plummer died July 29, 2002, leaving Janet Plummer Wassom, her daughter, as her sole heir at law. See Affidavit of Heirship attached hereto as Exhibit B.

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, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JANET PLUMMER WASSOM

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **Janet Plummer Wassom**, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 25th day of May, 2005.

NOTARY PUBLIC 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $122,000.00.

AFFIANT

Sworn to and subscribed before me, this the 25th day of May, 2005.

NOTARY PUBLIC 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

EXHIBIT B

AFFIDAVIT OF HEIRSHIP

OF

MILDRED HINKLE PLUMMER

STATE OF TENNESSEE

COUNTY OF SUMNER

KNOW ALL MEN BY THESE PRESENTS:

That on this day personally appeared Sherry Clem and HeleneMeadors, (the affiants), known to me to be the persons whose signatures appear hereinbelow, and having been duly sworn by me upon their oath they did depose and say:

We are both residents of Davidson County, Tennessee, and are competent to make this affidavit, being at least 21 years of age. We are well and personally acquainted with the life and marital history of Mildred Hinkle Plummer, who was born on June 15, 1918, and who died on July 29, 2004.

We know that Mildred Hinkle Plummer was married once and only once during her lifetime, and that was to Charles Burton Plummer. This marriage continued without interruption until the death of Charles Burton Plummer, on March 14, 1992.

Of this marriage, one (1) and only one (1) child was born, namely, Janet Plummer Wassom.

No other child or children were born to, nor were any child or children adopted by or taken into the home of the said Charles Burton Plummer and Mildred Hinkle Plummer, under circumstances from which an adoption could be inferred or implied.

Mildred Hinkle Plummer died intestate in Nashville, Tennessee on July 29, 2004. No administration has ever been taken out nor has any been requested upon her estate, for the reason that all debts, charges, and taxes of any sort or form have been fully paid and discharged. We know that the value and size of the estate of Mildred Hinkle Plummer is sufficiently small so that there is no tax owing to the State of Tennessee or any other state for inheritance tax purposes, and no Federal Estate tax is owing to the government of the United States of America or any other government upon her estate.

During the marriage of Charles Burton Plummer and Mildred Hinkle Plummer, they acquired as community property certain miscellaneous personal property, and certain real property described as follows:

SEE EXHIBIT A ATTACHED HERETO

Further affiants saith not.

Sherry Clem

Helene Meadors

STATE OF TENNESSEE

COUNTY OF Davidson

The above and foregoing Affidavit of Heirship was SUBSCRIBED AND SWORN TO and ACKNOWLEDGED before me by Sherry Clem, on this the 20th day of May, 2005.

NOTARY PUBLIC
My Commission Expires: 1-26-08

KAREN E. RISNER
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES: 1-26-08
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson

The above and foregoing Affidavit of Heirship was SUBSCRIBED AND SWORN TO and ACKNOWLEDGED before me by Helene Meadors, on this the 20th day of May, 2005.

NOTARY PUBLIC
My Commission Expires: 1-26-08

KAREN E. RISNER
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES: 1-26-08
DAVIDSON COUNTY, TENNESSEE

EXHIBIT A TO AFFIDAVIT OF HEIRSHIP

Land in Davidson County, Tennessee, being Lot No. 309 on the Plan of Section II Gra-Mar Acres, as of record in Plat Book 2663, Page 113, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to C.B. Plummer and wife, Mildred H. Plummer by deed dated June 20, 1973 from Mrs. C.A. Demonbreun of record in Book 4721, Page 576, Register's Office for Davidson County, Tennessee. C.B. Plummer died on March 14, 1992. Mildred H. Plummer died July 29, 2004 leaving Janet Plummer Wassom, her daughter, as her sole heir at law.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is that property conveyed to the State of Tennessee by deed of record in Book 4957, Page 226, said Register's Office.