File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 06/10/05 09:55 2 pgs
Fees:13.00 Taxes:3237.50
20050610-0066544

W & I Ref:(_____) Title No: 46395
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James J. York Bernadean York 212 Lynnwood Terrace Nashville, Tennessee 37205	Countrywide Home Loans 3011 Armory Drive Suite 120 Nashville, Tennessee 37204

TAX MAP-PARCEL NUMBERS: 116-07-026

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$875,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronald D. Pace, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James J. York and spouse, Bernadean York** 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 the northerly part of Lot No. 12 on the Plan of Pendleton and Blair's Subdivision of Lynnwood Park, as of record in Book 421, page 45, Register's Office for said County, described as follows:

Beginning on the easterly margin of Lynwood Terrace, also known as Lynnwood Terrace, also known as Lynnwood Terrace, at a point 53 feet north of the corner of Lots Nos 11 and 12, being the northwest corner of the property conveyed to Anne M. Bransford by deed from Mrs. Elizabeth J. Edwards, of record in Book 598, page 467, said Register's Office; thence with the easterly margin of said Terrace, northwardly 147 ½ feet to the corner of Lots Nos. 12 and 13; thence with the line between said Lots Nos. 12 and 13; eastwardly 225 feet to the westerly margin of a 30 foot strip, formerly a court; thence with the westerly margin of said strip, southwardly 146 feet to the corner of Lot Nos. 11 and 12, being said Anna M. Bransford's northeast corner; thence with her north line westwardly 225 feet, more or less, to the beginning.

Being the property conveyed to Ronald D. Pace by deed from G. Martin Amacher and wife, Ethel S. Amacher of record in Book 6602, page 818, dated July 8, 1985, Register's Office for Davidson County, Tennessee.

Sandra J. Pace, spouse of Ronald D. Pace joins in this conveyance solely to convey any and all marital interest she 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; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 421 Page 45, said Register's Office.

This is improved property, known as: 212 Lynnwood Terrace, 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 24th day of May, 2005.

Ronald D. Pace

Sandra J. Pace

State of TENNESSEE

County of DAVIDSON

On this 24th day of May, 2005 , before me the undersigned authority, personally appeared Ronald D. Pace and Sandra J. Pace, 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.

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24 , 2007

My Commission Expires: _____

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 $875,000.00

Affiant

Sworn and subscribed before me this 24th day of May, 2005

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24 , 2007

My Commission Expires: _____

Notary Public