FILE BOX 45

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Glenda S. Sullivan and
Angela J. McCarter
721 Braidwood Drive
Nashville, TN 37214

MORTGAGEE:
None

Davidson County DEEDWARR
Recvd: 06/15/05 09:49 2 pgs
Fees:13.00 Taxes:462.50
20050615-0068231

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map and Parcel 096-10-0-2

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Chadwick Brian Lawrence, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Glenda S. Sullivan and Angela J. McCarter, both unmarried, as joint tenants with right of survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 318 on the Plan of Cloverhill, Section VII, of record in Plat Book 2133, page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Chadwick Brian Lawrence, unmarried by deed from Myra May, now Summer, married of record in Instrument Number200004040033856, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record. This conveyance is made subject to any and all easements, minimum building setback lines and notes of record in Plat Book 2133, page 92, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 2273, page 88 and easements, covenants, and conditions shown of record in Plat Book 2133, page 92, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

This is improved property known as 721 Braidwood Drive Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 13th day of June, 2005.

Chadwick Brian Lawrence

Chadwick Brian Lawrence BY: Billy R Lawrence
By: Billy R. Lawrence, Attorney-in-Fact ATTY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy R. Lawrence, as Attorney-in-Fact for Chadwick Brian Lawrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of June, 2005.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-14-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $125,000.00.

AFFIANT

Subscribed and sworn to before me this 13th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 1-27-07

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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