Davidson County DEEDWARR
Recvd: 06/22/05 10:32 2 pgs
Fees:13.00 Taxes:740.00

20050622-0071461

WARRANTY DEED

R-CUMB-05-3901

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Subscribed and sworn to before me this 17th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark E. Prentice	Cumberland Bank	
3901 A & B Delaware Ave.	(NAME) 5210 Maryland Way	92-09-18.00
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RUSSELL MADDOX, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK E. PRENTICE AND WIFE MICHELLE M. PRENTICE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. TWO OF THE TOWN OF CLIFTON, TARIFF REFORM, OF RECORD IN BOOK 21, PAGE 35, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT BEGINS AT A POINT ON THE SOUTHWEST CORNER OF 39TH AND DELAWARE AVENUE, SAID POINT BEING LOCATED ON THE WEST MARGIN OF 39TH; THENCE, ALONG SAID MARGIN OF 39TH AVENUE, SOUTH 67 FEET TO THE NORTHEAST CORNER OF THE JOHN GAY LOT; THENCE, WITH SAID NORTH LINE OF THE JOHN GAY LOT, WEST 150 FEET; THENCE, NORTH 67 FEET TO THE SOUTH MARGIN OF DELAWARE AVENUE; THENCE, WITH THE SOUTHERLY MARGIN OF DELAWARE AVENUE EAST 150 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RUSSELL MADDOX BY QUITCLAIM DEED FROM JOHN SPENCER LAYMAN, JR. RECORDED APRIL 5, 1988 IN BOOK 7508, PAGE 582, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO RUSSELL MADDOX AND JOHN SPENCER LAYMAN, JR. BY DEED RECORDED FEBRUARY 23, 1987 IN BOOK 7143, PAGE 907, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3901 A & B Delaware Ave., Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 17th day of June, 2005.

Russell Maddox

STATE OF Tennessee
COUNTY OF Davidson

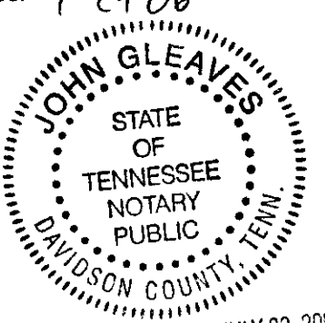
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell Maddox, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of June, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903