**This Instrument Was Prepared By:**

Kirk C. Waite, Attorney
7123 Crossroads Boulevard
Suite A
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/27/05 14:04 2 pg
Fees:13.00 Taxes:795.50

20050627-0073648

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me,
This 20th day of June, 2005.

Notary Public

My Commission Expires: 7-19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

| | | |
|---|---|---|
| Address New Owner<br>Thomas C. Meyer<br>936 Woodmont Blvd<br>Nashville, TN 37204 | Send Tax Bills to:<br>Countrywide Home Loans<br>P.O. Box 961206, FTWX-22<br>Forth Worth, TX 76161 | Map-Parcel<br>118-9-0-183 |

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Karen M. Metzger, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto Thomas C. Meyer, hereinafter called the Grantee, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

A tract of land in the 7th Civil District of Davidson County, Tennessee, being a part of the south part of Lot No. 21 on the Map of Noelton Subdivision, not of record, and described according to a copy of a survey made March 22, 1947, by W.A. Blanchad, Surveyor, as follows:

Beginning at a point in the north margin of Woodmont Boulevard at an iron pin 403 feet east of the easterly margin of 10th Avenue South, now Lealand Lane; thence South 83 deg. 55 min. East along the north margin of Woodmont Boulevard 81.5 feet to an iron pin in the west line of the property known as Woodmont Terrace Apartments, thece with welt line of the same, North 0 deg. 30. East 201 feet to an iron pin in the south line of the property conveyed to Walter M. Williams and wife, by deed of record in Book 1035, Page 414, Register's Office; thence along their south line, North 83 deg. 52 in. West 69 feet to an iron pin; thence South 3 deg. 55 min. West 199.7 feet to the point of beginning, being known as Lot No. 3 on a Map showing a subdivision of a part of the south part of Lot No. 21 for Harris N. Sanders.

Being the same property conveyed to Karen M. Metzger, unmarried by deed from John C. Ayers and wife, Mary L. Ayers of record in Instrument No. 200112180139614, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2005 and subsequent years
2. All matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property known as: 936 Woodmont Boulevard Nashville, TN 37204

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; the Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 20th day of June, 2005

K. Karen Metzger

Karen M. Metzger

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Laura Shaw, a Notary Public in and for the said County and State, personally appeared Karen M. Metzger, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who upon his oath executed the foregoing instrument for the purposes therein contained

Witness my hand at Nashville, Tennessee this 20th day of June, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-19-08

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.