Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $237,000.00

Affiant

Subscribed and sworn to before me, this 25th day of May, 2005.

Notary Public
My commission expires:

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

MY COMMISSION EXPIRES JAN 21, 2007 03-0504-32699

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Theresa Marie Flieck<br>1309 McKennie Avenue<br>Nashville TN 37206 | Theresa Marie Flieck<br>1309 McKennie Ave<br>Nashville, TN 37206 | 083-01-0-288.00 |

**WARRANTY DEED**

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary Velligan, married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Theresa Marie Flieck, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 20 and the easterly one-half (1/2) of Lot No. 21 on the Plan of John W. Love's Subdivision of Greenwood, of record in Book 332, Page 4, Register's Office for said County, Tennessee.

Said Lot No. 20 and part of Lot No. 21 front together 75.0 feet on the north side of McKennie Avenue and run back 174.4 feet on the east line of Lot No. 20 and 171.85 feet, more or less, on the west line of part of Lot No. 21 to an alley, on which they measure 75.0 feet.

Being the same property conveyed to Mary Velligan, a married woman, by deed from Cornerstone Home Properties, LLC, of record in Instrument No. 20050106-0002117, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been, the marital residence of the grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1309 McKennie Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 06/28/05 08:15 2 pgs
Fees:13.00 Taxes:876.90

20050628-0073877

WITNESS my hand this 25 day of May, 2005.

Mary Velligan

STATE OF CALIFORNIA
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Velligan, with whom I ~~am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Dana Point, CA, this 25 day of May, 2005.

Notary Public

My Commission expires: 10/17/08

INYEUP LEE
Commission # 1519903
Notary Public - California
Orange County
My Comm. Expires Oct 17, 2008