BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#18971-2

The actual consideration or value, whichever is greater, for this transfer is **$645,000.00.**

Affiant

Subscribed and sworn to before me, this the 6th day of July, 2005.

Notary Public

My commission expires: 5/23/09

(AFFIX SEAL)

DEBORAH M. DANIEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 07/07/05 09:06 2 pgs
Fees:13.00 Taxes:2386.50

20050707-0077958

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
CAROL MERSCH, TRUSTEE OF THE CAROL MERSCH REVOCABLE TRUST DATED JULY 27, 1999	**"NEW OWNER"**	**Map 104-14-0-H, Parcel 046.00co**
423 Prestwick Court		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

BETTY J. RALSTON, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CAROL MERSCH, TRUSTEE OF THE CAROL MERSCH REVOCABLE TRUST DATED JULY 27, 1999

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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. 19 as shown on the Revised Final Plat of Whitworth, Phase 3, Section 2, a Planned Unit Development, as of record in Book 7900, Page 969, amended in Book 9582, Page 838, and as corrected by Surveyor's Certificate of Correction in Book 10270, Page 34, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Betty J. Ralston, by Warranty Deed dated October 4, 2000, from Clements-Bartosh Interests, L.L.C., a Tennessee limited liability company, of record in Instrument No. 20001005-0099354, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 9567, Page 185, in Book 9567, Page 216, in Book 9567, Page 259, in Book 9567, Page 301, said Register's Office; By-Laws of record in Book 9567, Page 294, and amended in Instrument Nos. 20000509004715 9 and 20020723-0088620, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is IMPROVED (_X_) unimproved (____) property, known as: **423 Prestwick Court, Nashville, TN 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 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 **6th** day of **July, 2005.**

BETTY J. RALSTON

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 **BETTY J. RALSTON, an unmarried woman,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **July, 2005.**

Notary Public



My Commission Expires: 3/22/09