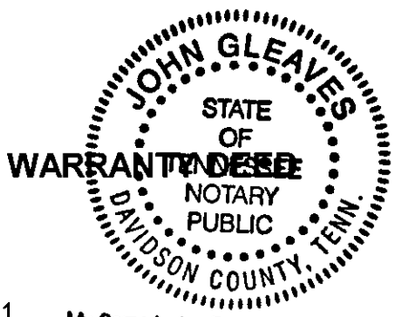
WARRANTY DEED



G-CD-05-0221

My Commission Expires JULY 29, 2006

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Suzanne McDermott	Saxton Mortgage Inc	
221 Peachtree Street (ADDRESS)	4880 Cox Road (ADDRESS)	
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Glen Allen, VA 23060 (CITY) (STATE) (ZIP)	119-05 60.00

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 SHEILA M. ZIMMERMAN,UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUZANNE MCDERMOTT, A SINGLE WOMAN, 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:

THE EASTERLY 50 FEET OF LOT 5, DAVIS' SUBDIVISION OF BLOCK 22 OF THE CUMBERLAND NURSERIES, OF RECORD IN PLAT BOOK 332, PAGE 25, OF SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO SHELIA M. ZIMMERMAN, UNMARRIED BY WARRANTY DEED FROM DIANNE BEALS AND HUSBAND SAMUEL TAYLOR BEALS, RECORDED ON THE 20TH DAY OF OCTOBER, 1999 IN DEED BOOK 11710, PAGE 842, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 332, page 25, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 221 Peachtree Street, Nashville, Tennessee 37210
(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 5th day of July, 2005.

Sheila M. Zimmerman

Davidson County DEEDWARR
Recvd: 07/14/05 14:46 2 pgs
Fees:13.00 Taxes:329.30

20050714-0081954

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sheila M. Zimmerman, 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 28th day~~ of June, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903