THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 21326G

MAP/GROUP/PARCEL:
104-5/301

NEW OWNER'S NAME AND ADDRESS:
Judy M. Filson
3611 Central Avenue
NashvilleTN 37205

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 07/18/05 08:41 2 pgs
Fees:13.00 Taxes:2682.50
20050718-0082730

WARRANTY DEED

FOR AND IN CONSIDERATION, the receipt of which is hereby acknowledged, **CULLEN DOUGLASS, A MARRIED MAN, AND CHAD GREER, A MARRIED MAN**, hereinafter called Grantors, do hereby transfer and convey unto **JUDY M. FILSON, A MARRIED WOMAN,** her heirs and assigns, hereinafter called Grantee, the property described as follows:

Land in Davidson County, Tennessee, being the west 15 feet of Lot No. 132, and the east 40 feet of Lot No. 134 on the map of the Richland Realty Company's Second Subdivision, Division "B" as of record in Book 332, page 92, Register's Office for Davidson County, Tennessee.

Said westerly part of Lot No. 132 and easterly part of Lot No. 134 front together 55 feet on the southerly side of Central Avenue and run back between parallel lines 195.5 feet to an alley.

The subject property is improved property known as 3611 Central Avenue, Nashville, TN 37205.

Said property was not the primary or marital residence of Grantors.

BEING part of the same property conveyed to the grantors herein by deed of record in Instrument 20031211-0177984, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Cullen Douglass

Chad Greer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Cullen Douglass and Chad Greer, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee, on this the 8th day of July 2005.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $725,000.00.

AFFIANT

Sworn to and subscribed before me, this the 8th day of July 2005.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2006