Return to: First Title and Escrow Company, Inc.
File Number 24329 Box 9B

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 07/22/05 15:33 2 pgs
Fees:13.00 Taxes:2027.60
20050722-0085768

W & I Ref: gj Title No: 46411

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kenneth H. Sachs 1416 Tyne Boulevard Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 145-02-036

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$548,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas Cecil McCarter Jr. and wife, Judith Shewell McCarter**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth H. Sachs** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Tyne Crest Subdivision, Section IV, as of record in Book 4715, Page 173*, Register's Office for Davidson County, Tennessee, and more particularly described as follows: *amended in Book 6679, Page 396

Bounded on the southerly margin by Tyne Boulevard along a curved line with a frontage of 255.00 degrees between an iron pin in the southwest corner of said Lot and an iron pin in the southeast corner of lot and being located between Lot Nos. 1 and 3 of the Plan of Tyne Crest Subdivision and thence from the iron pin in the southwest corner along the westerly margin 395.01 degrees to a concrete monument at the northwest corner of said lot and from the iron pin in the southeast corner along the easterly margin 372.51 degrees to a concrete monument; and across the northerly margin of Lot No. 2 which is a curved line between the concrete monument at the northwest and northeast corners of said lot extending 110.82 degrees, along the proposed Georgetown Court as more particularly shown on the Plat of Tyne Crest Subdivision, Section IV.

BEING the same property conveyed to Thomas Cecil McCarter, Jr., and wife, Judith Shewell McCarter by deed from Norman E. Hall and wife, Margaret W. Hall of record in Book 6262, Page 646, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4715 Page 173, said Register's Office, which Plan shows a 200 foot minimum setback line from Tyne Boulevard as amended to 190 feet by instrument of record in Book 6679, Page 396 said Register's Office, and a minimum setback line from the rear line of varying width also known as proposed Georgetown Court and sewage soil absorption areas designated No. 1 and 2 along the front of said lot.

This is improved property, known as: 1416 Tyne Boulevard, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of July, 2005 .

Thomas Cecil McCarter Jr.

Judith Shewell McCarter

State of TENNESSEE
County of DAVIDSON

On this 15th day of July, 2005 , before me the undersigned authority, personally appeared **Thomas Cecil McCarter Jr. and Judith Shewell McCarter** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $548,000.00

Affiant

Sworn and subscribed before me this 15th day of July, 2005

My Commission Expires:

GEORGE [illegible] JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Notary Public