Davidson County DEEDWARR
Recvd: 07/25/05 08:53 2 pgs
Fees:13.00 Taxes:388.50

20050725-0085912

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN05093

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 22nd day of July, 2005

Notary Public

MY COMMISSION EXPIRES: 4-16-08

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia C. Clark **4709 Log Cabin Road** **Nashville, TN 37216**	Cynthia C. Clark 8300 Hwy 100 Nashville,TN 37221	**061-08-015**

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

Edward J. Kavanaugh, Jr., unmarried

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

Cynthia C. Clark, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 9 on the Plan of McGaughey Heights, Section 1, of record in Book 1835, page 33, Register's Office for said County, Described as follows:

BEGINNING at a point in the southwesterly margin of Log Cabin Road at the common corner of Lots No. 8 and 9; thence with the margin of said road, southeasterly 131.6 feet to a point at the beginning of a curve; thence around said curve, southwesterly 32.6 feet to a point in the westerly margin of a future street; thence with the margin of the same, southerly 125.9 feet to a point; thence leaving said future street, North 78 degree 26' west 168.8 feet to a point and North 52 degree 43' west 40 feet to a point a common corner of Lots Nos. 8 and 9; thence with the line between said two lots, northeasterly 200 feet to the point of beginning.

Being the same property conveyed to Edward J. Kavanaugh, Jr., by Quit Claim Deed from Edward J. Kavanaugh, Sr., dated 9-8-94 and recorded 9-16-94 in Book 9467, page 44, Register's Office for Davidson County, Tennessee.

Unimproved ( )

This is improved (X) property known as **4709 Log Cabin Road, Nashville, TN 37216**

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 our hands this 22nd day of July, 2005.

Edward J. Kavanaugh, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward J. Kavanaugh, Jr the bargainor (s) 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 at Brentwood, Tennessee, this 22nd day of July, 2005.

Commission Expires: 4-16-08

CHARLOTTE NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

Charlotte A. Bethel
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2005.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2005, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2005.

Commission Expires:_____

_____
Notary Public