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THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24440-06-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Affiant Subscribed and sworn to before me this 21st day of July, 2005. Notary Public My Commission Expires: 7-30-05

WARRANTY DEED

Address New Owner: Rosemary A. Paschall 121 Sequoyah Lane Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.155.10 Parcel No. 68

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kelley Elizabeth Sanders Cannon**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rosemary A. Paschall, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 121 Sequoyah Lane, Nashville, TN 37221

James M. Cannon joins in this conveyance to convey any and all marital rights he may have in the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of July, 2005.

Kelley Elizabeth Sanders Cannon

James M. Cannon

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kelley Elizabeth Sanders Cannon** and **James M. Cannon** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2005.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 07/26/05 11:49 2 pgs
Fees:13.00 Taxes:1054.50

20050726-0086784

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of McCrory Trace Estates, as of record in Plat Book 6900, page 720-723, corrected in Book 7825, page 429, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Kelley Elizabeth Sanders Cannon, married by deed dated 5/26/00 from James R. Hill and wife, Lisa A. Hill of record in Instrument No. 200006010054460, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for McCrory Trace Estates of record in Book 7576, page 846, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of McCrory Trace Estates Homeowner's Association, of record in Book 7576, page 831, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to McCrory Trace Homeowner's Association, Inc. of record in Book 7820, page 342, re-recorded in Book 8013, page 698 Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of McCrory Trace Homeowner's Association, Inc of record in Book 7576, page 821, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6900, pages 720-723, and surveyor's certificate of correction in Book 7825, page 429 Register's Office for Davidson County, Tennessee.
7. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Instrument No. 20021104-0134797, Register's Office for Davidson County, Tennessee.