After Recording Return To:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, Tennessee 37214

~~RECORD AND RETURN TO:~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 44082

Davidson County DEEDWARR
Recvd: 08/10/05 08:10 2 pg
Fees:13.00 Taxes:515.18

20050810-0094517

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$139,239.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 28th DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC AT LARGE Jacqueline G. Brown My Commission Expires January 27, 2007 STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
JONATHAN C. LUDLOW et ux	New Owner	**147-14-42**
589 Highcrest Drive		**6DU-67895**
Nashville, TN 37211		

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 **I, MARSHALL I. KARR, TRUSTEE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN C. LUDLOW and wife, GINGER LUDLOW**

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 37 on the Plan of Whispering Hills, Section 1, of record in Book 2331, page 82, 83 and 84, Register's Office for said County.

Said Lot No. 37 fronts 89 feet on the south side of Highcrest Drive and runs back between lines, 256 feet on the west line and 253 feet on the east line to a dead line in the rear on which it measures 89 feet.

Being the same property conveyed to Marshall I. Karr, Trustee, by deed from Thomas H. Eagan and Valerie E. Mangrum, the heirs of Patricia B. Eagan, of record in Instrument Number 20041208-0146452, Register's Office for Davidson County, Tennessee.

This is investment property and has never been the residence of Grantor nor any spouse of his.

Unimproved ( )
This is improved (x) property known as 589 Highcrest Drive, Nashville, Tennessee 37211

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 my hand this 28th day of July, 2005.

MARSHALL I. KARR, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MARSHALL I. KARR, TRUSTEE, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28TH day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 8/25/06

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.