#10113 Box 13

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1275

Davidson County DEEDWARR
Recvd: 08/11/05 12:25 2 pgs
Fees:13.00 Taxes:1470.75
20050811-0095258

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Rosemary A. Paschall, single, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Clifford W. Audretch, Jr. and wife, Julia D. Audretch, 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. 3 on the Plan of Harpeth Trace Estates, Phase One, of record in Book 5200, page 125, to which reference is hereby made for a more full and complete description.

Being the same property conveyed to Douglas D. Paschall and wife, Rosemary A. Paschall by deed dated July 5, 1994 of record in Book 9399, page 517, Register's Office for Davidson County, Tennessee.
Douglas D. Paschall is now deceased.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 308 Harpeth Ridge Drive, Nashville TN 37221.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 21st day of July, 2005.

Rosemary A. Paschall

Rosemary A. Paschall

State of Tennessee)
County of Davidson)

On this 21st day of July, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Rosemary A. Paschall, the bargainor(s), 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~~.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 397,500.00.

Affiant

Sworn and subscribed before me on this the 21st day of July, 2005.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Clifford W. Audretch, JR.
308 Harpeth Ridge Drive
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
Merrill Lynch Credit Corporation
3000 Leadenhall Road
Mt. Laurel, N.J.
08054

TAX MAP-PARCEL #:
143-6-A-3CO