41-A

THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-923[illegible]

CATHERINE H. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of August, 2005.

Notary Public
My Commission Expires:
11/24/09

Address New Owner(s) As Follows:
Elizabeth C. McGovern
935 Neuhoff Lane
Nashville, TN 37205

Send Tax Bills To:
SunTrust Mortgage, Inc.
P.O. Box 305110
Nashville, TN 37230-5110

Map-Parcel Numbers
129-11-27

Davidson County DEEDWARR
Recvd: 08/18/05 15:33 3 pg
Fees:18.00 Taxes:832.50
20050818-0098737

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MICHAEL D. O'BANNON AND WIFE, DEBRA Y. O'BANNON** (herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto **ELIZABETH C. MCGOVERN, unmarried** (herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 172 on the Plan of Section I, Warner Park Valley, of record in Book 3600, pages 12,13 and 14, Register's Office for said County.

Said Lot No. 172 fronts 110 feet on the west side of Neuhoff Lane and runs back 149.76 feet on the south line and 153.15 feet on the north line, to a dead line on the rear on which it measures 88 feet.

Being the same property conveyed to Michael D. O'Bannon and wife, Debra Y. O'Bannon by Warranty Deed from Thomas M. Allen and wife, Margaret K. Allen, of record in Book 11202, page 101, Register's Office for Davidson County, Tennessee.

This legal description herein is the same as used in the last deed of record.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes for 2005, a lien, but not yet due and payable;

2. All matters shown on the Plan of record in Book 3600, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee; and

3. Restrictive Covenants of record in Book 3466, page 89, as amended in Book 3577, page 511, and Book 3702, page 465, Register's Office for Davidson County, Tennessee.

This is improved property known as 935 Neuhoff Lane, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever; and GRANTORS do covenant with the said GRANTEE that GRANTORS are lawfully seized and possessed of said land; have a good right to convey it; and the same is unencumbered, except as otherwise herein set out. GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEE, GRANTEE'S heirs and assigns, against the lawful claims of all persons whomever.

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 15 day of August, 2005.

Michael D. O'Bannon

Debra Y. O'Bannon

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 bargainors, **Michael D. O'Bannon and Debra Y. O'Bannon** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, each acknowledged that he or she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15 day of August, 2005.

Dave R. Childress
Notary Public

My Commission Expires: 7/2/07

