This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050570

Elite Title Company
100 West Park Drive
Suite 350
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/22/05 10:15 2 pgs
Fees:13.00 Taxes:156.14

20050822-0099552

Send Tax Bills To:
Anita M. Fields, CPA
2605 Elm Hill Pike, Ste. J
Nashville, TN 37214

New Owner is:
Anita M. Fields
2080 Whitney Avenue
Nashville, TN 37210

MAP: 106-13
PARCEL: 28.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Otha J. Muse and wife, Wilma J. Muse**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Anita M. Fields , married** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Being Lot No. 79 on the Map of Woodycrest, Section I, as of record in Book 1835, Page 25, Register's Office for said County.

Said Lot No. 79 fronts 80 feet on the east side of Whitney Avenue and runs back between parallel lines 158 feet to a dead line.

Being the same property conveyed to Otha J. Muse and wife, Wilma M. Muse by Warranty Deed from Robert D. Snyder and wife, Dean M. Snyder dated April 3, 1968, recorded April 3, 1968, in Book 4224, page 579, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

_____ Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17th day of August, 2005.

GRANTOR:

Otha J. Muse

Otha J. Muse

Otha J. Muse
Wilma J. Muse

Wilma J. Muse

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Otha J. Muse and wife, Wilma J. Muse**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 17th day of August, 2005.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa L. Sanders
TENNESSEE Notary Public

My Commission Expires:

STATE OF TENNESSEE MY COMMISSION EXPIRES JULY 19, 2008
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $42,200.00.

Affiant

SWORN TO and subscribed before me this 17th day of August, 2005

Melissa L. Sanders
NOTARY PUBLIC

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires:

7/19/08

MY COMMISSION EXPIRES