Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

1789

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $77,500.00.

Subscribed and sworn to before me, this 4th day of August, 2005.

Affiant

My Commission Expires:

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Notary Public

Davidson County DEEDWARR
Recvd: 08/22/05 14:41 2 pgs
Fees:13.00 Taxes:285.75

20050822-0099913

WARRANTY DEED

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Dorothy Chamberlain 4129 Edwards Avenue Nashville, Tennessee 37216 MAP & PARCEL NO. 061-06-0/089.00	Same

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Maulice R. Calhoun, unmarried,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Dorothy Chamberlain, unmarried,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being the northerly 54 feet of the southerly 62 feet of Lot No. 132 on the Plan of Maplewood Heights Subdivision as of record in Book 847, pages 77 and 78, Register's Office for said County.

Said part of Lot No, 132 fronts 54 feet on the westerly side of Edwards Avenue and extends back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Maulice R. Calhoun, unmarried by Warranty Deed from Elmer Victor Bynum and wife, Paula L. Bynum, dated August 12, 1997, and filed of record on August 22, 1997, in Book 10578, page 475, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2005, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 547, PAGE 77-78; (C) ANY AND ALL ZONING REGULATIONS,

BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 4129 Edwards Avenue Nashville, Tennessee 37216

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 4TH OF DAY OF AUGUST, 2005.

Maulice R. Calhoun

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of August, 2005, before me personally appeared Maulice R. Calhoun, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her/she free act and deed.

Witness my hand and official seal.

My Commission Expires:

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Notary Public

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WARRANTY DEED

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