PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(db) Title No: 46655
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/12/05 13:08 2 pgs
Fees:13.00 Taxes:1110.00
20050912-0109412

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James F. Conrad Martha B. Conrad 3705 Whitland Avenue Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 104-07-109

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$300,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Grover T. Littleton, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James F. Conrad and wife, Martha B. Conrad** 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. 5 of Block No. 3, on the Plan of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for said County.

Said Lot No. 5 fronts 60 feet on the southerly side of Belcourt Avenue and runs back between parallel lines 157.13 feet to a dead line.

Being the same property conveyed to Grover T. Littleton, unmarried by deed from Thomas Keith, unmarried of record in Book 6351, page 941 Register's Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 547 Pages 137 and 138, said Register's Office.

This is improved property, known as: 2809 Belcourt Avenue, Nashville, Tennessee 37212

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 9th day of September, 2005.

Grover T. Littleton

State of TENNESSEE

County of DAVIDSON

On this 9th day of September, 2005, before me the undersigned authority, personally appeared Grover T. Littleton, 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.

My Commission Expires: _____

Notary

State of TENNESSEE

County of DAVIDSON My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Sworn and subscribed before me this the 9th day of September, 2005

Notary Public

My Commission Expires:

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007