THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue #350
Nashville, TN 37203

Our File Number: 22119N

Davidson County DEEDWARR
Recvd: 10/19/05 14:32 2 pgs
Fees:13.00 Taxes:209.05
20051019-0126226

MAP/GROUP/PARCEL: 119-14-0-216.00

NEW OWNER'S NAME AND ADDRESS:
WILLIAM H RADER & TANYA RADER
c/o 3008 Simmons Ave
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, SKIP SULLIVAN, a married man, hereinafter called Grantor, does hereby transfer and convey unto, WILLIAM H RADER and TANYA RADER, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 12, on the Plan of Pleasant View Subdivision of Mrs. McCombs Property, as shown on plat of record in Plat Book 421, page 134, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> The subject property is improved property known as 317 Morton Avenue, Nashville, TN 37211.
>
> BEING the same property conveyed to Grantor herein by deed of record in Book 9649, Page 293, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

This property has never been the marital residence of the Grantor.

SKIP SULLIVAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, SKIP SULLIVAN, a married man, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 7th day of October, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $56,500.00.

AFFIANT

Sworn to and subscribed before me, this the 7th day of October, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY