THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24783-10-2005** File Bax 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $345,000.00. Affiant Subscribed and sworn to before me this 1st day of November, 2005. Notary Public My Commission Expires:

My Commission Expires
SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Jayne Workman 235 Cherokee Road Nashville, TN 37205	Jayne Workman **Send Tax Bills To:** ~~New Owners~~ 3714 Central Ave, Nashville, TN 37215	**Tax Information:** Map No.103.12-0 Parcel No. 012.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gary M. Carden, and Lynn A. Carden,** husband and wife, ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Jayne Workman** ("Grantee"), hers successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 235 Cherokee Road, Nashville, TN 37205

Carden Properties, a partnership, by Gary M. Carden, its managing partner with authority to bind the partnership, joins in the execution of this instrument to convey any interest which said partnership may have in the subject property

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of November, 2005.

Gary M. Carden,

Lynn A. Carden
By Gary M. Carden, as her Attorney in Fact Atty-In-Fact

Carden Properties, a partnership

By
Gary M. Carden, managing partner

Davidson County DEEDWARR
Recvd: 11/08/05 14:17 2 pg:
Fees:13.00 Taxes:1276.50
20051108-0135401

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gary M. Carden,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 2005.

Notary Public

My Commission Expires:

My Commission Expires
SEPT. 22, 2007

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Gary M. Carden with whom We are personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Lynn A. Carden as her Attorney-In-Fact, and as the free act and deed of the within named Lynn A. Carden as her Attorney in Fact.

Witness my hand and official seal, at office in Nashville, Tennessee, this 1st day of November 2005.

Notary Public

My Commission Expires:_____

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Gary M. Carden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the partner of Carden Properties, a partnership, the within named bargainor, a partnership, and that he as such partner has executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such partner.

Witness my hand and official seal, at office in Nashville, Tennessee, this 1st day of November, 2005.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 31 in Block L on the Plan of Cherokee Park 3rd Section, as of record in Plat Book 843, page 2 and 3, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to Gary M. Carden, and wife, Lynn A. Carden by Quitclaim Deed dated 8/9/82 from I Dyke Tatum, Trustee of record in Book 5919, page 585, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. Charter of Incorporation of Cherokee Park Neighborhood Association of record in Instrument No. 20000531-0054011, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 843, page 2 and 3, Register's Office for Davidson County, Tennessee.