LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

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

Our File Number: 22309S

MAP/GROUP/PARCEL:
117-05-0-113.00

NEW OWNER'S NAME AND ADDRESS:
John McConnell
304 Culpepper Court
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/09/05 15:22 2 pg:
Fees:13.00 Taxes:1213.60
20051109-0136107

SEND TAX BILLS TO:
~~Taylor Bean & Whitaker Mortgage Corp.~~
~~1417 N. Magnolia Avenue~~
~~Ocala, FL 34475~~
SAME

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Elinor D. Saperstein, hereinafter called Grantor, does hereby transfer and convey unto John McConnell, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 18, on the Plan of C.E. Raymond's Plan, as shown on plat of record in Plat Book 57, page 63, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
Said Lot No. 18 fronts 50 feet on the easterly side of 12th Avenue North, formerly Sangster Street, and runs back between parallel lines 145 feet to an alley.

The subject property is improved property commonly known as 3501 Foxhall Road, Nashville, TN 37215.

BEING the same property conveyed to Grantor herein by deed of record in Book 10013, Page 660, 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 she 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 herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Subject property is not now nor has ever been the principal place of residence of the grantor or her spouse.

Elinor D. Saperstein

Elinor D. Saperstein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Elinor D. Saperstein, with whom I am personally acquainted, and made oath that she 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 28th day of October, 2005.

NOTARY PUBLIC

KATE [illegible]
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $328,000.00.

AFFIANT

Sworn to and subscribed before me, this the 28TH day of October, 2005.

NOTARY PUBLIC

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007