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. 24829-10-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $125,000.00. Affiant Subscribed and sworn to before me this 10th day of November, 2005. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAY 24, 2008

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Devi Lynn Sanford 239 Cumberland Circle Nashville, TN 37214	New Owner	Map No.096.05-0 Parcel No. 041.00-

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, **Sarah Ayer**, an unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Devi Lynn Sanford, an unmarried woman** ("Grantee"), her 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 239 Cumberland Circle, Nashville, TN 37214

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 10th day of November, 2005.

Sarah Ayer

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 10th day of November, 2005.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 11/15/05 11:18 2 pgs
Fees:13.00 Taxes:462.50

20051115-0137934

MICHAEL MORGAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being the Easterly 85 feet of the westerly 75 feet rear of Lot No. 55 on the Map of Bluefields Subdivision, Section 2, as of Record in Book 843, Page 34, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lots front 85 feet on the northerly margin of Cumberland Circle and extends back 231.5 feet on the westerly line and 248.6 feet on the easterly line to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to Sarah Ayer, an unmarried woman, by deed dated May 23, 2003 from Holly L. Smithey (f/k/a Holly A. Harris) and husband, James W. Smithey of record as Instrument No. 20030602-0074337, 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. All matters appearing on the Plan of record as Book 843, page 34, Register's Office for Davidson County, Tennessee.