Return to:

Service Escrow & Title, Inc.
6001 Jackson Square Blvd. Ste. 700
Lavergne, TN 37086

This instrument prepared by:
Martha Brooke Perry, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

New Owner: Mary Pat F. Wolf
343 Margo Lane
Nashville, TN 37211

MAP: 148-9

PARCEL: 55

SEND TAX BILLS TO: SAME

Davidson County DEEDWARR
Recvd: 11/16/05 09:49 2 pg:
Fees:13.00 Taxes:443.63
20051116-0138376

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, I, Tony Keith Brian, Grantor herein; have bargained and sold and by these presents do convey unto Mary Pat F. Wolf, Grantee herein, her heirs and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Haywood Acres, Section One, as of record in Book 2900, page 17, Register=s Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 100.00 feet on the southeasterly side of Margo Lane and runs back between lines 177.00 feet on the northeasterly line and 178.70 feet on the southwesterly line to a dead line in the rear which measures 100.00 feet.

AND BEING the same property conveyed to Tony K. Brian and wife, Janie Marie Brian, by deed dated May 13, 1994, from Fred L. Smith and wife, Mattie R. Smith, of record in Book 9352, page 335, Register=s Office of Davidson County, Tennessee. Janie Marie Brian having since quitclaimed her interest unto Tony Keith Brian by the instrument of record in Book 10219, page 990, Register=s Office of Davidson County, Tennessee.

Mary Elaine Brian joins in this instrument for the purpose of conveying any interest that she may have in the above described property as the wife of Tony Keith Brian.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, her heirs and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set my hand, this the 3rd day of November, 2005.

TONY KEITH BRIAN

MARY ELAINE BRIAN

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, TONY KEITH BRIAN and wife, MARY ELAINE BRIAN, the within named bargainors, 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 the 3rd day of November, 2005.

NOTARY PUBLIC

My commission expires: 11-25-06

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is ~~$119,900.00~~.

Grantee

SWORN to and subscribed before me
this the 3rd day of November, 2005.

NOTARY PUBLIC

My commission expires: 11-25-06