Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
James Terrell
208 Woodford Place
Nashville, TN 37215

SEND TAX BILL TO:
Owner

Davidson County DEEDWARR
Recvd: 11/21/05 12:29 2 pgs
Fees:13.00 Taxes:555.00
20051121-0140270

MORTGAGEE:

NONE

MAP **104-15**
GROUP
PARCEL **477**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **David Mark Green and Linda Carolyn Burton, equally and as tenants in common,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto **James Terrell, married** hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 of the Resubdivision of Lot No. 1 and Part of Lot No. 2 on the Map of Sunset Park Subdivision, of record in Instrument #20051102-0132721, a Revision of Plat Book 332, page 132, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to David Mark Green and Linda Carolyn Burton, equally and as tenants in common by Quitclaim deed from David Mark Green and Linda Carolyn Burton, Co-Executors of the Estate of Margaret Ann Watts Grannis, deceased of record in Instrument no. 20050224-0020684, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Taxes for 2005 will be paid in full by GRANTOR.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **unimproved** property known as **Lot No. 2 of the Resubdivision of Lot No. 1 and Part of Lot No. 2, West Linden Avenue, Nashville, Tennessee 37212.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the **14th** day of **November, 2005.**

David Mark Green

Linda Carolyn Burton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David Mark Green and Linda Carolyn Burton,**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 14th day of November, 2005.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day
of November, 2005.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE