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

Our File Number: 22360N

Davidson County DEEDWARR
Recvd: 11/28/05 14:16 2 pgs
Fees:13.00 Taxes:212.75
20051128-0142997

MAP/GROUP/PARCEL: 072-06-0-097.00

NEW OWNER'S NAME AND ADDRESS:
ELLA COLLIER
927 ELVIRA AVENUE
Nashville, TN 37216

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, ELIZABETH L BEARD now known as ELIZABETH BEARD MCCLUSKEY, a married woman, hereinafter called Grantor, does hereby transfer and convey unto, ELLA COLLIER, an unmarried woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 14, on the map of C.W. Waller's Subdivision, of the John D. Anderson Home Place as shown on plat of record in Plat Book 421, page 39, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of said lot fronts 50 feet on the north side of Elvira Avenue and runs back between line 359.7 feet on the east line and 366.1 feet on the west line to a dead line in the rear on which it measures 50 feet.

The subject property is improved property known as 927 ELVIRA AVENUE, Nashville, TN 37216.

BEING the same property conveyed to Grantor herein by deed of record in Book 10003, Page 739, Register's Office for Davidson County, Tennessee.

Kenneth Preston McCluskey joins in this conveyance to convey any and all martial interest in the property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee Grantor covenants with Grantee 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, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Elizabeth Beard McCluskey by Barbara A. Ray
ELIZABETH BEARD MCCLUSKEY BY BARBARA A. RAY, her attorney-in-fact

attorney-in-fact - in-fact

Kenneth Preston McCluskey by Barbara A. Ray
KENNETH PRESTON MCCLUSKEY BY BARBARA A. RAY, his attorney-in-fact

attorney - in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA A. RAY, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who is authorized by ELIZABETH BEARD MCCLUSKEY to execute this instrument on her behalf.

Witness my hand, at Office, this 17th day of November, 2005.

Kate Rosenthal
Notary Public

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

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA A. RAY, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who is authorized by KENNETH PRESTON MCCLUSKEY to execute this instrument on her behalf.

Witness my hand, at Office, this 17th day of November, 2005.

Kate Rosenthal
Notary Public

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

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $57,500.00.

Rachel Neal
AFFIANT

Sworn to and subscribed before me, this the 17th day of November, 2005.

Kate Rosenthal
NOTARY PUBLIC

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