THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 24784-10-2005** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $57,000.00. Affiant Subscribed and sworn to before me this 14th day of October, 2005. Notary Public My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC LARGE DAVIDSON COUNTY TENNESSEE
My Commission Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner: Andy H. Vanderpool, Jr. 1091 Jackson Heights Road Goodlettsville, TN 37072	**Send Tax Bills To:** Wells Fargo Bank, N.A. P.O. Box 10304 Des Moines, IA 50306-0304	**Tax Information:** Map No.092.06-0 Parcel No. 204.00

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, **Loretta Nora Garfinkle, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andy H. Vanderpool, Jr. and wife, Alice Vanderpool** ("Grantee"), its 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 2716 Herman Street, Nashville, TN 37208

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 14th day of October, 2005.

Loretta Nora Garfinkle

STATE OF MARYLAND, COUNTY OF Baltimore SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Loretta Nora Garfinkle**, 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 14th day of October, 2005.

Notary Public

DAWN C. DEGE NOTARY PUBLIC BALTIMORE COUNTY, MD.

My Commission Expires: 03-01-2009

Davidson County DEEDWARR
Recvd: 12/01/05 14:58 2 pg
Fees:13.00 Taxes:210.90

20051201-0144644

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of Carrick's Subdivision of Heffernan Place, not of record.

Said Lot No. 9 fronts 50 feet on the northerly side of Herman Street, formerly Zollicofer Street, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Loretta Nora Garfinkle by Executor's Quitclaim Deed dated, April 12, 2002 from Loretta Nora Garfinkle, Executrix of the Estate of Alan Garfinkle, Deceased of record in Instrument No. 20020419-0048652, 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.