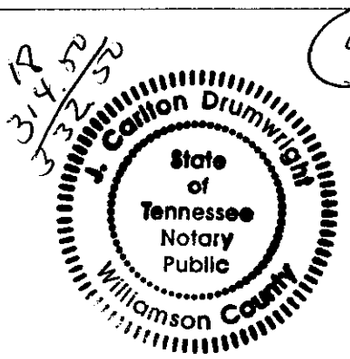


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Rosie Satterfield
Affiant

Subscribed and sworn to before me, this 16th day of December, 2005.

J. Carlton Drumwright
Notary Public

My commission expires: 9/16/09

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/27/05 12:55 3 pgs
Fees:18.00 Taxes:314.50
20051227-0153933

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Matthew Strader	Same as new	**Map 119, 5, Parcel 281**
225 Lutie Street	owner	
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Rosie Satterfield, married, Mike Skaggs, married, Nancy Shields, married and Carolyn Jean Robertson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Strader

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 62 and the westerly part of Lot 63 on the Plan of the re-subdivision of Lots Nos. 4 to 9, inclusive, in Block 27, and Lots 2, 3, 5 and 6, in Block 26 and Blocks 23 and 24, Cumberland Nurseries, of record in Plat Book 161, page 139, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Willie Maie McGuire, by Warranty Deed, from Alla W. Vaughan, of record in Book 6719, page 7, Dated November 20, 1985, Register's Office for Davidson County, Tennessee. Willie Maie McGuire has since died.

This is inherited property and has never been the marital residence of any of the grantors.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 161, page 139, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 225 Lutie Street, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hand(s) this 16th day of December, 2005.

Rosie Satterfield
Rosie Satterfield

Mike Skaggs, by Rosie Satterfield, Attorney-in-fact
Mike Skaggs
By: Rosie Satterfield, Attorney-in-Fact

Nancy Shields, by Rosie Satterfield, Attorney-in-fact
Nancy Shields
By: Rosie Satterfield, Attorney-in-Fact

Carolyn Jean Robertson, by Rosie Satterfield, Attorney-in-fact
Carolyn Jean Robertson
By: Rosie Satterfield, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Rosie Satterfield, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2005.

J. Carlton Drumwright
Notary Public

J. Carlton Drumwright State of Tennessee Notary Public Williamson Co

My Commission Expires: 9/16/09

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Rosie Satterfield,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Mike Skaggs for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Mike Skaggs and is authorized by Mike Skaggs to execute this instrument on his/her behalf.

Witness my hand, at office, this 16th day of December, 2005.

J. Carlton Drumwright
Notary Public

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

My Commission Expires: 9/16/09

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Rosie Satterfield**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Nancy Shields for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Nancy Shields and is authorized by Nancy Shields to execute this instrument on his/her behalf.

Witness my hand, at office, this 16th day of December, 2005.

J. Carlton Drumwright
Notary Public

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

My Commission Expires: 9/16/09

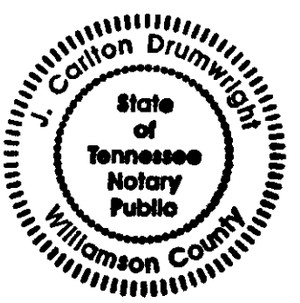
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Rosie Satterfield,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Carolyn Jean Robertson for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Carolyn Jean Robertson and is authorized by Carolyn Jean Robertson to execute this instrument on his/her behalf.

Witness my hand, at office, this 16th day of December, 2005.

Notary Public

My Commission Expires: 9/16/09



File #: **05634-CD**
RECORD & RETURN TO:

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