WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/05 11:15 2 pgs
Fees:13.00 Taxes:222.00
20051230-0156797

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$60,000.00.**

Affiant

Subscribed and sworn to before me this 30 day of December, 2005

Notary Public
My Commission expires: 5/5/06
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Keith Dowd	Keith Dowd	083-14-0-062.00
1701 Russell Street	same	
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ted Anthony Puckett**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Keith Dowd and Cleland Ratcliffe**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A Certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to wit:

Being the westerly 55 feet of Lot No. 96 in the Subdivision of the Priest Home Place, a plan of which is not of record according to an unregistered plan; said part of Lot No. 96 fronts 55 feet on the northerly side of Russell Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to A Life Estate in Allison H. Grayson with a Remainder in fee simple in the last survivor of Allison H. Grayson, S.K. Grayson and Frances E. Grayson, by deed from Anna Johnson Daimwood, on October 5, 1973, of record in Book 4754, page 33, Register's Office for Davidson County, Tennessee. Said S.K. Grayson having since died on April 15, 1983 and said Frances E. Grayson also having since died on October 31, 1991 leaving property solely to Allison H. Grayson. And further conveyed by Quit Claim Deed from Allison H. Grayson to Ted Anthony Puckett, of record in Instrument 20051230-0156591 said Register's Office.

The property is subject to the following:

- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **1701 Russell Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 30, 2005.

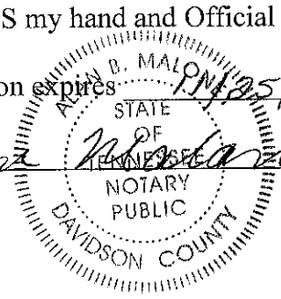
Ted Anthony Puckett

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ted Anthony Puckett** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 30, 2005

My commission expires 11/25/06



Notary Public