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

Our File Number: 22919S

Davidson County DEEDWARR
Recvd: 01/09/06 08:46 2 pgs
Fees:13.00 Taxes:999.00
20060109-0002629

MAP/GROUP/PARCEL: 118-11-0-051.00

NEW OWNER'S NAME AND ADDRESS:
MARY EUGENIA GILCHRIST
2825 BRANSFORD AVENUE
NASHVILLE, TN 37204

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, OLIVER H. RUTHERFORD, JR. REVOCABLE LIVING TRUST, hereinafter called Grantor, does hereby transfer and convey unto, MARY EUGENIA GILCHRIST, her heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 35, on the Plan of Berry Hill Gardens, as shown on plat of record in Plat Book 1130, page 36, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Oliver H. Rutherford, Jr., Trustee, U/A/D March 26, 2001, and any amendments thereto, of the Oliver H. Rutherford, Jr. Revocable Living Trust Agreement and any successors in Trust, and any amendments thereto of record as Instrument 20010402-0031138 recorded 04/02/2001, Register's Office for Davidson County, Tennessee.
>
> The subject property is improved property known as 2825 BRANSFORD AVENUE, NASHVILLE, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that they are 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 itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

OLIVER H. RUTHERFORD, JR. REVOCABLE
LIVING TRUST

By: Oliver H. Rutherford Jr, Trustee
OLIVER H. RUTHERFORD, JR
TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, OLIVER H. RUTHERFORD JR., TRUSTEE FOR THE OLIVER H. RUTHERFORD JR. REVOCABLE LIVING TRUST, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 29th day of December, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE [illegible]
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $270,000.00.

AFFIANT

Sworn to and subscribed before me, this the 29th day of December, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
MY COMMISSION EXPIRES NOV. 14 2006