THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24977-12-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $975,000.00. Affiant Subscribed and sworn to before me this 15th day of January, 2006. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Louise Garfinkel Scott Garfinkel 6305 East Valley Road Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.129.03-0 Parcel No. 032.00

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, **Clifton W. Emerson and wife, Virginia W. Emerson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott Garfinkel and wife, Louise Garfinkel** ("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 6305 East Valley Road, Nashville, TN 37205

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 15th day of January, 2006.

Clifton W. Emerson

Virginia W. Emerson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Clifton W. Emerson and Virginia W. Emerson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2006.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 01/19/06 10:24 2 pgs
Fees:13.00 Taxes:3607.50

20060119-0007106

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 52 on the Plan of West Meade Farms, Inc. Section I in Book 1424, page 47 and being Lot No. 52-A on the Plan of West Meade Farms Section 1 Resubdivision of Lot Nos. 51 and 52 ad of record in Plat Book 2900, page 133, Register's Office for Davidson County, Tennessee.

Being them same property conveyed to Clifton W. Emerson and wife, Virginia W. Emerson by Quitclaim deed dated December 7, 1998 from Stephen C. Baker, Trustee of record in Book 11249, page 953, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes which have been prorated by the parties and assumed by the Grantee; and
2. All matters appearing on the Plan of record as Book 1424, page 47, revised in Book 2900, page 133, Register's Office for Davidson County, Tennessee.