Davidson County DEEDWARR
Recvd: 02/07/06 12:02 2 pgs
Fees:13.00 Taxes:629.00
20060207-0015108

This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Address new owner as:
Kelly E. Etheridge
4704 Abbay Drive
Nashville, TN 37211

Send tax bills to:
Countrywide Home Loans
801 Crescent Centre Drive
Suite 501
Franklin, TN 37067

Map-Parcel
Map 133-14
Par 28

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Peggy J. Waterston, James W. Farris, Gerald W. Farris and David R. Farris, have this day bargained and sold, and do hereby transfer and convey to the said Kelly E. Etheridge, her heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 10 on the Map of Abbay Hall Subdivision, Section 1, as of record in Bock 2331, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 68.9 feet on the easterly margin of Abbay Drive and extends back between lines 223.9 feet on the northerly line and 197.9 feet on the southerly line to a dead line in the rear, measuring 94.9 feet thereon.

BEING the same property conveyed to Matthew C. Farris and wife, Lillian R. Farris by Warranty Deed from John W. Engles and wife, Mildred D. Engles dated August 23, 1965, and recorded in Book 3928, page 209, said Register's Office, the said Matthew C. Farris was preceded in death by his spouse, Lillian R. Farris, and his Will was probated in the Probate Court for Davidson County, Tennessee, under docket number 05P-1898.

This is the same description as used in the previous deed and the grantors are all the devisees named in his Will and have never resided on the property.

This is improved property known as 4704 Abbay Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Kelly E. Etheridge, her heirs and assigns, forever.

And We, Peggy J. Waterston, James W. Farris, Gerald W. Farris and David R. Farris, do covenant with the said Kelly E. Etheridge that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except for real

property taxes for the year 2006.

And We, Peggy J. Waterston, James W. Farris, Gerald W. Farris and David R. Farris, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Kelly E. Etheridge, her heirs and assigns against the lawful claims of all persons whomsoever.

This description is the same used in the previous deed of record.

WITNESS our hands this 3rd day of February 2006.

Peggy J. Waterston

Gerald W. Farris

James W. Farris

David R. Farris

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peggy J. Waterston, James W. Farris, Gerald W. Farris and David R. Farris, the within named bargainors, 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 3rd day of February 2006.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $170,000.00.

AFFIANT

Subscribed and sworn to before me, this 7th day of February 2006.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007