THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 02/08/06 08:39 2 pgs
Fees:13.00 Taxes:577.20
20060208-0015407

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 133-13-0-095.00

The actual consideration or value, whichever is greater, for this transfer is $156,000.00

Allison Lerner
Affiant

Subscribed and sworn to before me this the 3rd day of February, 2006.

LINDA F. BURNSED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 1/24/09

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Raymond E. Tarkington, Jr.
(Name)
512 Inwood Drive
(Street Address)
Nashville, TN 37211

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **The Evelyn T. Maynard Revocable Trust dated November 17,2005, Evelyn T. Maynard, Trustee,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Raymond E. Tarkington, Jr.,** hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 38, on the Plan of Abbay Hall, Section 1, as shown on plat of record in Plat Book 2331, page 18, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 38 fronts 78.5 feet on the north side of Inwood Drive and runs back between lines measuring 178.8 feet on the west line and 179.5 feet on the east line to a dead line in the rear measuring 78.5 feet thereon.

Being the same property conveyed to The Evelyn T. Maynard Revocable Trust dated November 17, 2005, Evelyn T. Maynard, Trustee in Instrument 20051121-0140295, recorded April 21, 2005, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 512 Inwood Drive, Nashville, TN 37211

THIS conveyance is subject to any and all zoning regulations, building restrictions, and setback lines, if any, and easements and rights for public utilities applicable to this property; taxes for the current year have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and "Grantor" does further covenant and bind itself, its heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," his successors and/or assigns, against the lawful claims of all persons

whomsoever.

The undersigned Patricia A. Davis executes this document pursuant to the General Durable Power of Attorney and Proxy appearing of record at Instrument Number 20051121-0140296, Register's Office for Davidson County, Tennessee, granting power to the said Patricia A. Davis to execute deeds, conveyances or other documents pertaining to real property owned by The Evelyn T. Maynard Revocable Trust, and to sign the name of Evelyn T. Maynard, the Trustee of said revocable trust.

IN WITNESS WHEREOF, the "Grantor" has caused its name to be affixed hereto on this 3rd day of February, 2006.

Evelyn T Maynard
Evelyn T. Maynard by Patricia A Davis,
Her Attorney-in-Fact
Patricia A Davis
Atty-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Patricia A. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Attorney-In-Fact for Evelyn T. Maynard, that she as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Evelyn T. Maynard, the barganior, by the said Patricia A. Davis, as Attorney-In-Fact.

Witness my hand and official seal in Nashville, Tennessee, this 3rd day of February, 2006.

Notary Public

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 1/24/09

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