THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 23190B

Davidson County DEEDWARR
Recvd: 02/15/06 14:02 2 pg
Fees:13.00 Taxes:673.40
20060215-0018431

MAP/GROUP/PARCEL: 083-09-0/072.00

NEW OWNER'S NAME AND ADDRESS:
EDDY ZANE RAY
171 EVERGREEN CIRCLE
Hendersonville, TN 37075

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, MELINDA COLEMAN PHILLIPS, A SINGLE WOMAN, hereinafter called Grantor, does hereby transfer and convey unto, EDDY ZANE RAY, A MARRIED MAN, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 49 FEET OF LOT NO. 4 ON THE PLAN OF D.H. BAILEY'S SUBDIVISION, AS OF RECOD IN BOOK 161, PAGE 7, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 4 FRONTS 49 FEET ON THE SOUTHERLY SIDE OF GARTLAND AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET, TO A DEAD LINE IN THE REAR.

The subject property is improved property known as 1300 GARTLAND AVENUE, Nashville, TN 37206.

BEING the same property conveyed to Grantor herein by deed of record in Book 8388, Page 358, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that she is 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 herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

MELINDA COLEMAN PHILLIPS

STATE OF TENNESSEE
COUNTY OF Sumner

PERSONALLY appeared before me, the undersigned authority, MELINDA COLEMAN PHILLIPS, A SINGLE WOMAN, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 10th day of February, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater for this transfer is $182,000.00.

AFFIANT

Sworn to and subscribed before me, this the 10th day of February, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08