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

Our File Number: 23298A

MAP/GROUP/PARCEL: 61-16/350

Davidson County DEEDWARR
Recvd: 02/21/06 09:04 2 pgs
Fees:13.00 Taxes:303.03
20060221-0019716

NEW OWNER'S NAME AND ADDRESS:
GREGORY DELANG
1402 CARDINAL AVENUE
NASHVILLE, TN 37203

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, HAROLD CAREY, A MARRIED MAN, and CRYSTAL DIXON, AN UNMARRIED WOMAN, hereinafter called Grantors, do hereby transfer and convey unto, GREGORY DELANG, AN UNMARRIED WOMAN, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 10, on the Plan of Country Club Estates, Block B, as shown on plat of record in Plat Book 843, page 95, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of Lot No. 10 fronts 50 feet on the westerly margin of Cardinal Avenue and extends back between parallel lines 175 feet to a dead line.

The subject property is improved property known as 1402 CARDINAL AVENUE, NASHVILLE, TN 37203.

BEING the same property conveyed to Grantors herein by deed of record in Inst. No. 20011231-0144742, Register's Office for Davidson County, Tennessee. Edna Carey, wife of Harold Carey, never resided at subject property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with Grantee 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.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

HAROLD CAREY

CRYSTAL DIXON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, HAROLD CAREY, A MARRIED MAN and CRYSTAL DIXON, AN UNMARRIED WOMAN, with whom I am personally acquainted, and who acknowledged that they 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 15th day of February, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/22/08

AMANDA STILL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $81,900.00.

AFFIANT

Sworn to and subscribed before me, this the 15th day of February, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/22/08