THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 23478N

Davidson County DEEDWARR
Recvd: 03/23/06 08:42 2 pgs
Fees:13.00 Taxes:232.58
20060323-0033107

MAP/GROUP/PARCEL: 73-7-216

NEW OWNER'S NAME AND ADDRESS:
THELMA DAVIS
2202B CABIN HILL ROAD
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, TWO RIVERS DUPLEXES, a joint venture, hereinafter called Grantor, does hereby transfer and convey unto, THELMA DAVIS, a unmarried woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 45B, on the Plan of Cabin Hill Subdivision, Section 3, as shown on plat of record in Plat Book 5200, page 713, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> The subject property is improved property known as 2202B CABIN HILL ROAD, Nashville, TN 37214.
>
> BEING the same property conveyed to Grantor herein by deed of record in Book 6245, Page 155, 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 it 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 itself, its 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.

TWO RIVERS DUPLEXES

By: _____
FRANK F GHERTNER, PARTNER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK K GHERTNER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a partner in TWO RIVERS DUPLEXES, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

DONE at offices in Nashville, Tennessee on this the 20th day of March, 2006.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $62,860.00.

_____
AFFIANT

Sworn to and subscribed before me, this the 20th day of March, 2006.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:

