Box 8

Davidson County DEEDWARR
Recvd: 01/17/07 14:22 2 pgs
Fees:13.00 Taxes:1361.60
20070117-0006947

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)45072

WARRANTY DEED

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$368,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
SCOTT G. MERRICK et ux **173 Carnavon Parkway** **Nashville, TN 37205**	SunTrust Mortgage Inc. P.O. Box 79041 Baltimore, MD 21279-0041	**129-10-20** **8DZ 76830**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **We, MARSHALL I. KARR and wife, JACQUELYN R. KARR**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT G. MERRICK and wife, LEE ANN MERRICK**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 80 on the plan of West Meade park, Inc., Section 4, as of record in Book 3300, Pages 68 and 69, Register's Office for said County, described as follows:

Beginning on the southerly margin of Carnavon Parkway at the corner of Lot Nos. 80 and 85; thence with the line between said two lots southerly 210.3 feet; thence southeasterly 186.6 feet to the westerly margin of Chatsworth Place; thence with the same northerly 252.1 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northwesterly 37.2 feet to the southerly margin of Carnavon Parkway; thence with the same westerly 131.2 feet to the beginning.

Being the same property conveyed to Marshall I. Karr and wife, Jacquelyn R. Karr by deed from Siroos (Sam) Yazdian, of record in Book 9082, page 816, Register's Office for Davidson County, Tennessee.

This is improved property known as 173 Carnavon Parkway, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 16 day of January, 2007.

MARSHALL I. KARR

JACQUELYN R. KARR

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MARSHALL I. KARR and wife, JACQUELYN R. KARR, the 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 and official seal at Nashville, Tennessee, on this the 16 day of January, 2007.

NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010