STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of January, 2001.

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp. 10/25/2003

My Commission Expires:_____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 01/09/01 11:00 2pgs
Fees:11.00 Taxes:841.75
20010109-0002738

ADDRESS NEW OWNER(S) AS FOLLOWS:
Tara E. Cavazos
6204 Gardendale Drive
Nashville, TN 37215

SEND TAX BILLS TO:
710 Ebenway Drive
Nashville, TN 37205

MAP-PARCEL NUMBERS:
Map\Parcel: 158-03-0-027.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beulah B. Wattenbarger,** hereinafter referred to as Grantors, hereby transfer and convey to **Tara E. Cavazos, a married woman,** hereinafter referred to as 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. 701 on the Plan of Hillsboro Park, section 7, of record in Book 2330, page 106, Register's Office for said County.

Said Lot No. 701 fronts 211 feet on the south side of Gardendale drive and extends back 307 feet on the easterly line and 325.7 feet on the westerly line to a dead line, which is a broken line measuring 131.6 feet.

Being the same property conveyed to Forrest W. Wattenbarger and wife, Beulah B. Wattenbarger by deed from Eldon J. Fant and wife, Eulalia P. Fant by instrument of record in Book 4604, page 954, Register's Office for Davidson County, Tennessee, Forrest W. Wattenbarger having since died.

County/City Taxes for the year 2001 are a lien, not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

THIS CONVEYANCE IS MADE SUBJECT TO:

The Plan of record in Book 2330, page 106, said Register's Office.

Restrictive covenants contained in instrument of record in Book 2435, page 237, Book 4169, page 719, and Book 4207, page 397, said Register's Office.

This is improved property known as 6204 Gardendale Drive, Nashville TN 37215.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 8th day of January, 2001.

Beulah B. Wattenbarger
Beulah B. Wattenbarger
by F. Wilson Wattenbarger
Atty in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, F. WILSON WATTENBARGER, with whom I am personally acquainted, and who acknowledged that he is the attorney-in-fact of BEULAH B. WATTENBARGER, and is authorized by BEULAH B. WATTENBARGER to execute this instrument on behalf of BEULAH B. WATTENBARGER.

Witness my hand and official seal this 8th day of January, 2001.

Notary Public

K. THOMAS SIDWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

10/22/01
My Commission Expires

02518-ST