PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

CO[illegible] AGENCY
3[illegible] RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **April, 2001, by and between JAMES H. WACHTER, AN UNMARRIED MAN, and CAROL J. WACHTER, AN UNMARRIED WOMAN, AS TENANTS IN COMMON, hereinafter called Grantors, and CYNTHIA LYNN MALDEN, UNMARRIED, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JAMES H. WACHTER, AN UNMARRIED MAN, and CAROL J. WACHTER, AN UNMARRIED WOMAN, AS TENANTS IN COMMON, Grantors, do hereby bargain, sell, transfer and convey unto CYNTHIA LYNN MALDEN, UNMARRIED, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 622 MCFERRIN AVENUE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

James H. Wachter by his Atty-in-Fact
Vicki W. Barnes
JAMES H. WACHTER
Signature of Seller

Carol J. Wachter by her Atty-in-Fact
Vicki W. Barnes
CAROL J. WACHTER
Signature of Seller

Davidson County DEEDWARR
Recvd: 04/26/01 14:39 3pgs
Fees:15.00 Taxes:111.00
20010426-0042251

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **20th** day of **April, 2001** before me personally appeared VICKI W. BARNES, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JAMES H. WACHTER AND CAROL J. WACHTER, and acknowledged that he/she executed the same as the free act and deed of said JAMES H. WACHTER AND CAROL J. WACHTER.

Witness my hand, at office, this **20th** day of **April, 2001.**

DENISE C. ALLIS Notary Public NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

CYNTHIA LYNN MALDEN, UNMARRIED

~~**622 MCFERRIN AVENUE**~~ 1348 LoveJoy Ct.
~~**NASHVILLE, TN 37206**~~ Nashville, TN 37216

Property Address:

622 MCFERRIN AVENUE
NASHVILLE, TN 37206

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 82.8, PARCEL 273

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$30,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Cynthia Malden
Affiant

Sworn to and subscribed before me, a Notary Public, this **20th** day of **April, 2001.**

DENISE C. ALLIS Notary Public NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot no. 12, on the plan of F.O. Beasley's Sub-division of the Vaughn Tract, of record in plan Book 2, Page 105, Chancery Court for Davidson County, State of Tennessee.

Said Lot No. 12 fronts 50 feet on the westerly margin of McFerrin Avenue and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to JAMES H. WACHTER and CAROL J. WACHTER, AS HUSBAND AND WIFE, by Warranty Deed from DOROTHY F. COVEL, of record in BOOK 5357, PAGE 594, Register's Office for DAVIDSON County, Tennessee. The said James H. Wachter and wife, Carol J. Wacher having since divorced, the property vests in the same people as tenants in common.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 82.8, PARCEL 273).

2. All matters as set forth on the Plan of record in Plat Book 2, page 105, Chancery Court for Davidson County Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.