*This Instrument Prepared By:*
**John T. Gwin, Attorney at Law**
**2800 North Mt. Juliet Road**
**Mt. Juliet, Tennessee 37122-3008**

ADDRESS NEW OWNER:
**Jason B. Wakefield**
**315 Peachtree Street**
**Nashville, Tennessee 37210**

SEND TAX BILL TO:
**Mortgagee**

MORTGAGEE:
**AmSouth Bank**
**2050 Parkway Office Circle**
**Birmingham, Alabama 35244**

Davidson County DEEDWARR
Recvd: 09/10/01 13:45 3pgs
Fees:18.00 Taxes:399.60
20010910-0097912

MAP **119-05-0**
GROUP
PARCEL **17.00**

# WARRANTY DEED

***FOR AND IN CONSIDERATION*** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bobby D. Vaden and Ernest Lee Vaden,** individually and as Co-Executors of the Estate of **Olivia J. Vaden,** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Jason B. Wakefield and wife, Belinda K. Wakefield**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of block 31 on the map of Cumberland Nurseries' Subdivision, as of record in Book 161, page 112, Register's Office for said County, described as follows: Beginning on the southerly margin of Peachtree Street at the northeast corner of the property conveyed to W. R. Burnett and wife, by deed from J. T. Farmer and wife, of record in Book 1290, page 523, said Register's Office; thence with Burnett's easterly line southwardly 248 feet to a dead line; thence with said dead line, eastwardly 88 feet 7 inches to the southeast corner of the property herein conveyed; thence northwardly 248 feet to the southerly margin of Peachtree Street; thence with the southerly margin of said street, westwardly 88 feet 7 inches to the point of beginning.

Being the same property conveyed to James R. Vaden and wife, Olivia J. Vaden by deed from Frank M. Cathey and wife, Frances D. Cathey dated October 29, 1947, of record in Book 1539, page 425, Register's Office for Davidson County, Tennessee. The said James R. Vaden died, leaving Olivia J. Vaden as the surviving tenant by the entireties. The said Olivia J. Vaden died testate on July 9, 2001. Grantors are the Co-Executors and sole beneficiaries of the Last Will and Testament of Olivia J(osephine) Vaden, which Will was admitted to probate on August 13, 2001, in Docket Number 01P-1293, in the Office of the Probate Clerk for Davidson County, Tennessee.

This is improved property known as 315 Peachtree Street, Nashville, Tennessee 37210.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2001, a lien not yet due and payable. Map 119-05-0, Parcel 17.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2001 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

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,

Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their 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.

WITNESS our hand this the 31st day of August, 2001.

Bobby D. Vaden, individually and as
Co-Executor of the Estate of Olivia Josephine Vaden

Ernest Lee Vaden, individually and as
Co-Executor of the Estate of Olivia Josephine Vaden

STATE OF TENNESSEE )
COUNTY OF WILSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Bobby D. Vaden and Ernest Lee Vaden**, individually and as Co-Executors of the Estate of Olivia Josephine Vaden, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2001.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE
My Commission Expires Dec. 15, 2004

My Commission Expires: 12/15/2004

STATE OF TENNESSEE )
COUNTY OF WILSON )

The actual value or consideration, whichever is greater, for this transfer is $108,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of August, 2001.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12/15/2004

PATRICIA M. GWIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE
My Commission Expires Dec. 15, 2004