THIS INSTRUMENT PREPARED BY:
Allen D. Lentz
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Davidson County DEEDWARR
Recvd: 09/18/01 15:40 2pgs
Fees:13.00 Taxes:384.80
20010918-0101204

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $104,000.00.

Affiant

Subscribed and sworn to before me this 14th day of September, 2001.

Notary Public

My Commission Expires: 7/26/2003

Address New Owner As Follows:
Luke Wooten and
Nicole Wooten
618 West Iris Drive
Nashville, TN 37204

Send Tax Bills To:
Same as New Owner

Map-Parcel Number:
118-7-107

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MAE EVELYN JULIAN, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LUKE WOOTEN AND WIFE, NICOLE WOOTEN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 of Block A on the Map of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee.

Lot No. 10 fronts 65 feet on the northerly side of West Iris Drive and runs back 160 feet on the easterly side and 209 feet on the westerly side to a dead line in the rear on which it measures 125 feet.

Included in the above but excluded therefrom is that portion of said land conveyed to the State of Tennessee pursuant to the Final Judgement of record in Book 4396, page 936, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to James T. Hulsey and Zina Z. Bussell by deed from W. J. Ray and wife, Claudia G. Ray, of record in Book 2705, page 199, Register's Office for Davidson County, Tennessee. The said James T. Hulsey having since died and his Last Will and Testament of record in Will Book 162, page 142, Probate Court Clerk's Office for Davidson County, Tennessee, having devised the subject property to Zina Z. Bussell. The said Zina Z. Bussell having since died and his Last Will and Testament of record in Imaging Book 1646/301711, Probate Court Clerk's Office for Davidson County, Tennessee, having devised the subject property to Mae Evelyn Julian. This conveyance is made subject to:

This conveyance is made subject to:

1. 2001 Metro taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee.

3. Lack of direct access to and from controlled access Highway 65.

This is improved property known as 618 West Iris Drive, Nashville, TN 37204.

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 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 14th day of September, 2001.

Mae Evelyn Julian

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MAE EVELYN JULIAN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of September, 2001.

Notary Public

My Commission Expires: 7/26/2003

NOTARY PUBLIC AT LARGE

167245.1