Davidson County DEEDWARR
Recvd: 11/14/02 11:02 2pgs
Fees:13.00 Taxes:1106.30

20021114-0141181

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Rd., #110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 19672

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $809,808.00

Affiant

Subscribed and sworn to before me, this 13th day of November, 2002.

Notary Public

My Commission Expires:

My Commission Expires
NOV. 29, 2003

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
Mr/Mrs. Michael L. Wales	NEW OWNER	MAP 104-13
218 Carden Avenue		PARCEL 47
Nashville, Tennessee 37205		FB# 26W8660

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, EDGAR C. ALLEN AND WIFE, KATHERINE SIMPSON ALLEN, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MICHAEL L. WALES AND WIFE, GAIL P. WALES, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 218 Carden Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of November, 2002.

EDGAR C. ALLEN

KATHERINE SIMPSON ALLEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDGAR C. ALLEN AND KATHERINE SIMPSON ALLEN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of November, 2002.

My Commission Expires:

Notary Public

My Commission Expires
September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 37 and the southerly 5 feet of Lot No. 36 on the Map of Bransford Realty Company's Subdivision of certain lots in Blocks E,F, and G, Whitland Realty Company's Subdivision of record in Plat Book 547, page 53, Register's Office for said County, as follows:

Said parts of said lots adjoin and front together 55 feet on the easterly side of Carden Avenue and run back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Edgar C. Allen and wife, Katherine Simpson Allen by deed from Edwin M. Walker and wife, Janet Eyler of record in Book 7712, page 539, rerecorded in Book 7722, page 165 and also in Book 7728, page 618, said Register's Office.

This conveyance is made subject to: All matters appearing on the Plan of record in Plat Book 547, page 53, said Register's Office.