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THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 20516**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $142,000.00. Affiant Subscribed and sworn to before me, this 30th day of APRIL, 2003. Notary Public My Commission Expires: 7/26/03

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. William Scott Habetz 1019 Noelton Avenue Nashville, TN 37204	Same	MAP 118-9 PAR 37.00 FB 16DA 06280

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, ROBERT L. EARLY AND WIFE, KIMBERLEE MAPHIS EARLY ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to WILLIAM SCOTT HABETZ, UNMARRIED ("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 1019 Noelton Avenue, Nashville, Tennessee 37204.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of APRIL, 2003.

ROBERT L. EARLY

KIMBERLEE MAPHIS EARLY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ROBERT L. EARLY AND WIFE, KIMBERLEE MAPHIS EARLY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of APRIL, 2003.

My Commission Expires: _____

Notary Public

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 05/02/03 09:02 2pgs
Fees:13.00 Taxes:1635.40

20030502-0058641

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 90 feet of Lot No. 4 and the westerly 20 feet of Lot No. 5 on the Plan of Leonte Subdivision of Lots 17, 18, and 19 in the Noelton property described in Book 5794, page 697, Register's Office, Davidson County, Tennessee; and further described according to a survey by John Kohl dated August 31, 1983, as follows:

Beginning on the southerly margin of Noelton Avenue, formerly 5th Street at a point 423 feet east of the easterly margin of Granny White Road, said point being 10 feet east of the corner of Lots Nos. 3 and 4; thence southwardly and parallel with the line between said two lots, 200 feet to the northerly line of Lot No. 25; thence eastwardly with said line and with the northerly line of Lot No. 24, 110 feet; thence northwardly 200 feet to the southerly margin of 5th Street, now Noelton Avenue; thence with same westwardly 110 feet to the beginning.

Being the same property conveyed to Robert I. Early and wife, Kimberlee Maphis Early by deed from Delilah R. Cohn, unmarried appearing as Instrument No. 20020513-0058711, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee, said Register's Office.