THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 05/09/03 15:19 2pgs
Fees:13.00 Taxes:303.40
20030509-0062884

SEND TAX BILLS TO:
Marla J. Wolfe
505 Lakebrink Ct
Nashville TN 37214

MAP PARCEL NUMBERS
96-16-O-A-43-CO

WARRANTY DEED

THIS INDENTURE, made and entered into this **28th** day of **March, 2003**, by and between **MICHELE L. EVANS**, party of the first part, and **MARLA WOLFE**, party of the second part,

WITNESSETH: That for and in consideration of **$82,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 47, on the Plan of First Revision, Phase One, Larchwood, Section Two, Planned Unit Development, of record in Plat Book 6200, page 347, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michele L. Evans, unmarried by deed from William Daniel Landes, unmarried, and Charles R. Landes and wife, Romaine Landes of record in Book 9862, page 68, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Taxes for the year 2003 which have been prorated and assumed by the Grantee; any and all matters of record on the Plat in Book 6200, page 347; Sanitary Sewer Easement of record in Book 4868, page 616; Book 5569, page 99 and Book 6592, page 366; Restrictive Covenants of record in Book 6767, page 385; Book 6391, page 449; Book 6299, page 157; Book 6299, page 166; Book 6301, page 82; Book 6301, page 96; Book 7434, page 620; Quitclaim Deed for Common Area to HOA of record in Book 7440, page 39; PUD Boundary of record in Plat Book 5200, page 541; By-Laws of record in Book 6299, page 166; Book 6301, page 96; Charter for HOA of record in Book 6391, page 434, amended in Book 6391, page 440; and any and all easements, right of ways, zoning regulations, building restrictions, setback lines, etc. all of record in the Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Michele L. Evans

MICHELE L. EVANS

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **MICHELE L. EVANS** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **28th** day of **March, 2003**.

My commission expires 1-27-07

Notary Public

NOTARY PUBLIC AT LARGE TISHA C. BALDWIN DAVIDSON COUNTY, TENNESSEE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$82,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Gib van der Heyden

Affiant

Subscribed and sworn to before me this **28th** day of **March, 2003**.

PROPERTY ADDRESS:
505 Lakebrink Ct.
Nashville, TN 37214

DELLANA LASHELLE LOWHORN NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

MY COMMISSION EXPIRES: AUGUST 25, 2005