THIS INSTRUMENT PREPARED BY:
Mudter Morgan & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

Return to:
File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 20780

Davidson County DEEDWARR
Recvd: 06/11/03 08:52 2pgs
Fees:13.00 Taxes:1085.95

20030611-0080425

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $293,500.00.

Affiant

Subscribed and sworn to before me, this 29th day of MAY, 2003.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Carol W. Caldwell and Mr. Philip Alan Waters 4602 Nevada Avenue Nashville, TN 37209	NEW OWNER	MAP 091-16 PAR 090

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, DONALD D. LEE AND WIFE, ROSE ANN LEE ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CAROL W. CALDWELL AND PHILIP ALAN WATERS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP ("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 4602 Nevada Avenue, Nashville, Tennessee 37209.

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 29th day of MAY, 2003.

DONALD D. LEE

ROSE ANN LEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DONALD D. LEE AND WIFE, ROSE ANN LEE, 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 29th day of MAY, 2003.

My Commission Expires:

GEORGE E. MUDTER JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires September 25, 2004

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 45 feet of Lot 503 and the easterly 10 feet of Lot 505, Block 2B on the Plan of Charlotte Park, First Addition as of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee, described as follows:

The said parts of said Lots front together fifty-five feet on the North side of Third Avenue (now Nevada Avenue) and extend back between parallel lines, northwardly one hundred eighty feet to an alley twenty feet wide.

Being the same property conveyed to Donald D. Lee and wife, Rosa Ann Lee by deed dated 2-19-02 from Vincent R. Peach, single and Angela Peach, single of record in Instrument No. 20020806-0094677, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 57, page 103, said Register's Office.