Return after recording:
Dav. Co. File Box 14-A
jtc file no. 16218-2

RECORD & RETURN TO:
FILE BOX 36 Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/03 14:05 2pgs
Fees:13.00 Taxes:2738.00

20030616-0082551

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $740,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF JUNE, 2003.

NOTARY PUBLIC

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Comm. Expires 04/10/06

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19505SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mark W. Wait Deborah Wait 1245 Vintage Place Nashville, TN 37215	SunTrust Mortgage, Inc P. O. Box 79041 Baltimore, MD 21279-0041	145-05-28

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Patricia S. Panther, unmarried and Roger E. Panther, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Mark W. Wait and wife, Deborah Wait, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Vintage Place of record in Book 4460, page 148, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.
>
> Being the same property conveyed to Patricia S. Panther and husband, Roger E. Panther, by Deed from James E. Patterson d/b/a Patterson Construction & Realty Co., of record in Book 5167, page 53, in the Register's Office for Davidson County, Tennessee. Patricia S. Panther and Roger E. Panther are now divorced.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Book 4460, page 148, in the Register's Office for Davidson County, Tennessee; and
3. Easement for sanitary sewers and/or storm drainage of record in Book 8008, page 995, in said Register's Office; and

R.P. P&P

4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1245 Vintage Place, Nashville, TN 37215.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their 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 persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 13th day of June, 2003.

Patricia S Panther

Patricia S. Panther

Roger E. Panther

Roger E. Panther

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 13, 2003, before me personally appeared Patricia S. Panther to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as her free act and deed.

Witness my hand and official seal this 13th day of June, 2003.

David B Herbert

NOTARY PUBLIC

My Commission Expires: _____

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE David B. Herbert My Commission Expires January 29, 2005 STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 13, 2003, before me personally appeared Roger E. Panther to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as his free act and deed.

Witness my hand and official seal this 13th day of June, 2003.

David B Herbert

NOTARY PUBLIC

My Commission Expires: _____

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE David B. Herbert My Commission Expires January 29, 2005 STATE OF TENNESSEE