STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 30th day of June, 2003.

Notary Public

My Commission Expires:_____

T. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/03/03 10:11 2pgs
Fees:13.00 Taxes:604.95
20030703-0092311

ADDRESS NEW OWNER(S) AS FOLLOWS:
Melinda Bootz
480 Brentlawn Drive
Nashville, Tennessee 37220

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS:
146-06-O-38

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timothy Gwaltney, married**, hereinafter referred to as Grantors, hereby transfers and conveys to **Melinda Bootz, an unmarried woman** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 89, on the Plan of Brentwood Hall, Section 5, of record in Book 2133, Page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Timothy Gwaltney, by Quitclaim Deed from Robert Gwaltney, married, of record in Instrument No. 20030521-0069088, dated May 14, 2003, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Timothy Gwaltney an unmarried person and Robert Gwaltney, a married person by Warranty Deed Roy Douglas Dennard, married, of record in Book 11018, page 377, Register's Office for Davidson County, Tennessee.

The said Timothy Gwaltney having since married.

The said Jennifer Gwaltney, spouse of Timothy Gwaltney, hereby joins in this instrument and conveys any and all interest that she may have in said property by virtue of her marriage to Timothy Gwaltney.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. The Plan of record in Plat Book 2133, Page 127, Register's Office for Davidson County, Tennessee.

2. Restrictive covenants contained in an instrument of record in Book 2299, Page 551, Register's Office for Davidson County, Tennessee.

3. Any and all visible easements lying on or across the property.

4. Rights or claims of parties in possession not shown by the public records.

5. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 480 Brentlawn Drive , Nashville, Tennessee 37206.

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 I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, 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 my hand this 30th day of June, 2003.

Timothy Gwaltney

Jennifer Gwaltney

Jennifer Gwaltney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy Gwaltney and Jennifer Gwaltney, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2003.

Notary Public

My Commission Expires: _____

SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

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