(1)

**WARRANTY DEED**

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 30, 2004 DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 393,500.00

Molly Edmondson
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JUNE, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES

**THIS INSTRUMENT PREPARED BY**
JIM R. VANDERPOOL, P.C., 5115 MARYLAND WAY, BRENTWOOD, TN 37027

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Debra Wason and Scott Block | OWNER | MAP:145-10 |
| 1350 Otter Creek Road | | Parcel:17.00 |
| Nashville, TN 37215 | | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**JON P. SHULENBERGER AND WIFE, ROSALIE M. SHULENBERGER**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

**DEBRA WASON AND SCOTT BLOCK**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1350 Otter Creek Road, 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 30th day of June, 2003.

Davidson County DEEDWARR
Recvd: 07/08/03 10:39 2pgs
Fees:13.00 Taxes:1455.95
20030708-0093515

Jon P. Shulenberger

Rosalie M. Shulenberger

STATE OF TENNESSEE
COUNT OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, JON P. SHULENBERGER AND ROSALIE M. SHULENBERGER, the bargainor(s), 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 and official seal at Nashville, Tennessee , this 30th day of June, 2003.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 30, 2004 DAVIDSON COUNTY, TN

## EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Tyne Valley Estates, Section VII, of record in Book 3700, page 9, Register's Office for Davidson County, Tennessee. Said Lot No. 58, being the northeast corner lot at the intersection of Marrimac Courtand Otter Creek Road, is describes as follows: Beginning at a point in the northerly margin of Oltter Creek Road, the common corner of Lots Nos. 58 and 59; thence in a westerly direction with the northerly margin of Otter Creek Road; north 88 deg. 49' west 51.7 feet to a concrete monument; thence continuing with said margin along a slight curve to the left with a radius of 746.2 feet, 128.72 feet to a concrete monument set in said margin at the beginning of a curve to the right at the intersection of Otter Creek Road and Marrimac Court; thence along said curve with a radius of 25 feet, 37.65 feet to a concrete monument set in the easterly margin of Merrimac Court which curves to the right with a radius of 323 feet; thence with the margin of said Merrimac Court; 321.5 feet to a concrete monument set in said margin at the beginning of a curve to the right with a radius of 100 feet; thence with said curve and said margin 58.58 feet to a concrete monument set at the beginning of a curve to the left with a radius of 50 ft; thence with said curve, and along said margin 17.07 feet to a point in said margin; thence with the line between Lots 57 and 58, south 48 deg. 49' east 106.6 feet to a concrete monument, the common corners of lots 57, 58, and 59: thence with the line between lots 58 and 59, south 5 deg. 11' west 275 feet to the point of beginning.

Being the same Property Conveyed to Jon P. Shulenberger and wife, Rosalie M Shulenburger from Robert H. Cowan and wife, Louise C. Cowan, of record in Book 4668, page 599 register's office for Davidson County, TN.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herrein