THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21440-07-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $179,900.00. Affiant Subscribed and sworn to before me this 1st day of August, 2003. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner: Christopher K. Paredes Amanda Kathleen Parades 2926 Primrose Circle Nashville, TN 37212	**Send Tax Bills To:** Union Planters Bank 2019 Richard Jones Rd., #300 Nashville, TN 37215	**Tax Information:** Map No.117.08 Parcel No. 006.00

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, **Steven Ward and Michele Brubaker, both unmarried,**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher K. Paredes and wife, Amanda Kathleen Paredes** ("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 2926 Primrose Circle, Nashville, Tennessee 37212

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 August 1, 2003.

Steven Ward

Michele Brubaker

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Steven Ward and Michele Brubaker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2003.

Notary Public

My Commission Expires: _____

OR

Davidson County DEEDWARR
Recvd: 08/13/03 15:18 2pgs
Fees:13.00 Taxes:665.63

20030813-0116514

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12, Block "B" on the plan of Belmont Terrace Annex No. 4, as of record in Plat Book 974, page 97, Register's Office for said County, to which plan reference is made for a more complete description.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM, is that portion of said Lot conveyed to the State of Tennessee by deed of record in Book 4850, page 694, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven Ward and Michele Brubaker as joint tenants with right of survivorship by deed dated June 27, 2002 form Elizabeth B. Long, an unmarried person of record in Instrument No. 20020703-0080606, 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(s);
2) 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 OR
3) Restrictions of record in Book 1174, page 492 and Book 1191, page 97;
4) All matters appearing on the Plan of record in Book 974, page 97, Register's Office for Davidson County, Tennessee.