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. 21390-07-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Affiant Subscribed and sworn to before me, this 4th day of August, 2003. Notary Public My Commission Expires: 9/25/04

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

My Commission Expires

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jay Ress Elizabeth Paris 2622 Essex Place Nashville, TN 37212	America's Wholesale Lender 750 Old Hickory Blvd., Ste. 180 Brentwood, TN 37027	Map No.104.11 Parcel No. 246.00

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, **William P. Winter, Unmarried** , ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jay Ress and wife, Elizabeth Paris** ("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 2620 Essex Place, Nashville, TN, 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 4, 2003.

William P. Winter

Davidson County DEEDWARR
Recvd: 08/14/03 15:32 2pgs
Fees:13.00 Taxes:962.00
20030814-0117289

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William P. Winter** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of August, 2003.

Notary Public

My Commission Expires: 9/25/04

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

My Commission Expires SEPT. 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly fifty (50) feet of Lots Numbers 78, 79 and 80 on the Map of the Bransford Realty Company's Subdivision of the Edgar Jones Home Place, the plan of which lots is of record in Book 421, page 7, of the Register's Office of Davidson County, Tennessee. Said lot herein conveyed fronts fifty (50) feet on Essex Avenue, and extends back northwardly between parallel lines 170.5 feet to the southerly boundary of Lot No. 77 of said Subdivision.

Being the same property conveyed to William P. Winter by Deed dated, October 22, 1927 from Anna Francis Enoch and husband, O.W. Enoch of record in Book 795, page 85, Register's Office for Davidson County, Tennessee. The said William P. Winter has since died and conveyed said property to Thelma Louise Winter by Will of record in Will Book 83, page 100, Probate Court for Davidson County, Tennessee. Thelma Louise Winter subsequently died September 17, 1992 and conveyed said property to William P. Winter by Will of record in Will Book 181, page 188, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County 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) All matters appearing on the Plan of record in Book 421, page 7, Register's Office, Davidson County, Tennessee.