STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of August, 2003.

Notary Public

My Commission Expires:

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: 08/20/03 13:15 2pgs
Fees:13.00 Taxes:610.50
20030820-0120701

ADDRESS NEW OWNER(S) AS FOLLOWS:
Melanie D. Gwaltney
905 Kable Circle
Nashville, Tennessee 37211

SEND TAX BILLS TO:
CTX Mortgage Co.
P.O. Box 199114
Dallas, TX 75219-9114

MAP-PARCEL NUMBERS:
172.15-A-120 co

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, **Tamara R. King**, unmarried, hereinafter referred to as Grantors, hereby transfers and conveys to **Melanie D. Gwaltney, unmarried,** 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. 98 on the Plan of Holt Woods, Section Eight, of record in Plat Book 9700, page 96, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tamara R. King by deed from Romi Pradhan and spouse, Hisako Pradhan of record in Book 11596, page 369, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

Restrictions of record in Book 9570, page 22 and Book 9933, page 153, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9570, page 13, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plan of P.U.D. Boundary Addition to Bradford Hills of record in 7900, page 668, Register's Office for Davidson County, Tennessee.

Charter of Holt Woods Homeowner's Association, Inc. of record in Book 9570, page 5, Register's Office for Davidson County, Tennessee.

Subject to lien for special assessments as contained in the declaration of covenants, conditions, and restrictions.

Quitclaim Deed conveying open spaces of record in Instrument No. 20020807-0095356, Register's Office for Davidson County, Tennessee.

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

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

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 905 Kable Circle, Nashville, Tennessee 37211.

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 15th day of August, 2003.

Tamara R. King

Tamara R. King

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 Tamara R. King, 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 15th day of August, 2003.

Notary Public

My Commission Expires:



08979-BP