Box 17

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref:(SB) Title No: 44974
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/20/03 15:25 2pgs
Fees:13.00 Taxes:647.87
20030820-0120963

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sean Paul Wilder Kendra Michelle Gray 1207 Paris Avenue Nashville, Tennessee 37212	1st Trust Bank for Savings P.O. Box 17257 Memphis, TN 38187-0257

TAX MAP-PARCEL NUMBERS: 118-01-079

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$175,100.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roberta M. Ciuffo unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sean Paul Wilder and spouse, Kendra Michelle Gray** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Victoria Place of record in Book 332, page 10 Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Roberta M. Ciuffo, unmarried by deed from Janet G. White and husband, Mackey White and Alice B. Goodman, unmarried of record in Book 10781, page 963 Register's Office for said County.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 332 Page 10, said Register's Office.

This is improved property, known as: 1207 Paris Avenue, Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of August, 2003.

Roberta M. Ciuffo

State of TENNESSEE

County of DAVIDSON

On this 15th day of August, 2003 , before me the undersigned authority, personally appeared Roberta M. Ciuffo , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

SHAWN K. BENNETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $175,100.00

Sean Paul Wilder
Affiant

Sworn and subscribed before me this the 15th day of August, 2003

Laura A. Beasley
Notary Public

My Commission Expires: 11/26/05