3/18
LT

THIS INSTRUMENT PREPARED BY:
Laurence M. Papel, Esq.
BAKER, DONELSON, BEARMAN, CALDWELL & BERKOWITZ
A Professional Corporation
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

Davidson County DEEDWARR
Recvd: 08/28/03 10:15 4pgs
Fees:23.00 Taxes:296.00
20030828-0125030

Address New Owner as follows:
Rodney S. Jarvis and wife
Rebecca E. Jarvis
113 E. Old Hickory Boulevard
Madison, Tennessee

Send Tax Bills To:
Same

Map-Parcel No.
42-16-160

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Rodney S Jarvis
Affiant

Subscribed and sworn to before me this the 27th day of August, 2003.

MARILYN HYDE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/27/04

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sharon Wachtel, Executrix of the Estate of David K. Wachtel, Jr., deceased**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Rodney S. Jarvis and wife, Rebecca E. Jarvis**, hereinafter called "Grantee", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on Exhibit "B".

This is improved property known as 308 Madison Street, Madison, Tennessee 37115.

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, their heirs and assigns, forever.

And Grantor does covenant with the said Grantee that she is lawfully seized 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.

And Grantor does further covenant and bind herself, her heirs, assigns, and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 this 27th day of August, 2003.

Estate of David K. Wachtel, Jr.

By: Sharon Wachtel Executrix
Sharon Wachtel
Executrix

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Sharon Wachtel, Executrix of the Estate of David K. Wachtel, Jr., deceased**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within named instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of August 2003.

T. D. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2005

Notary Public

My Commission Expires:

9-24-05

N MBH 435927 v1
2825466-000001 08/22/2003

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee and being Lot No. 20 on the plan of the Douglas-Levine Subdivision of record in Book 547, page 44, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor No. 823 dated June 12, 1985 and known as Job No. 85-247 as follows:

Beginning at an iron pin set on the northerly margin of Madison Street, said point of beginning being 100.71 feet more or less westerly from the westerly margin of Douglas Street, thence with the northerly margin of the said Madison Street N 86 deg. 05 min. 03 sec. W. 100.71 feet to an existing iron pin; thence leaving the said margin and with the common line of Lots 20 and 21 of the said subdivision N 12 deg. 00 min. 00 sec. E. 333.55 feet to an iron pin; thence leaving Lot 21 S 78 deg. 17 min. 07 sec. E. 100.00 feet to an iron pin; thence with the line of Lot 19 of the said subdivision S 12 deg. 03 min. 07 sec. W. 319.88 feet to the point of beginning.

Being the same property conveyed to David K. Wachtel, Jr. by Warranty Deed from Joe H. Corley and wife, Patty Corley, of record in Book 7194, page 785, Register's Office for Davidson County, Tennessee. The said David K. Wachtel, Jr., has since died. Sharon Wachtel was appointed by the Probate Court as Executrix of the Estate of David K. Wachtel, Jr. and is conveying the interest of the Estate and her interest as Executrix to the Grantee named above.

EXHIBIT "B"

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government and Davidson County taxes for the year 2003 and subsequent years.

2. All matters shown on Plat recorded in Book 547, page 44, Register's Office for Davidson County, Tennessee.