RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102 Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21751-09-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. J Hart Affiant Subscribed and sworn to before me, 29th day of September, 2003. Notary Public My Commission Expires: 10/12/05 MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Candace Avery 961 Caldwell Lane Nashville, TN 37204	Countrywide Home Loans 100 Mallard Creek Road Louisville, KY 40207	Map No.118.13 Parcel No. 102.00

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, **Thomas W. Oliphant, Jr. and Mary Beth Lee,*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Candace Avery**** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in *Davidson County, Tennessee*, more particularly described on Exhibit "A" hereto.

*both unmarried **unmarried

This is Improved property located at **961 Caldwell Lane, Nashville, TN, 37204**

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 the 29th day of September, 2003.

Thomas W Oliphant by Mike Morgan AIF
Thomas W. Oliphant, Jr.
By Mike Morgan his Attorney-In-Fact

Mary Beth Lee by Mike Morgan AIF
Mary Beth Lee
By Mike Morgan her Attorney-In-Fact

Davidson County DEEDWARR
Recvd: 10/01/03 12:45 2pgs
Fees:13.00 Taxes:1165.50
20031001-0144910

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared **MIKE MORGAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **THOMAS W. OLIPHANT, JR. AND MARY BETH LEE**, as their Attorney-In-Fact, as the free act and deed of the within named Principal.

Witness my hand, at office, this 29th day of September, 2003.

Catherine R Lass
Notary Public

My Commission Expires: 5-30-04

CATHERINE R. LASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30TH 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Re-Subdivision of Lots 6 and 7 Section One Leawell as of record in Plat Book 2083, page 2, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas W. Oliphant, Jr. and Mary Beth Lee by deed dated April 29, 1998 from Leonard S. Wolf and wife, Karen J. Wolf of record in Book 10917, page 464, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
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;
3) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4099, page 308, Register's Office for Davidson County, Tennessee.
4) All matters appearing on the Plan of record in Book 2083, page 2, Register's Office for Davidson County, Tennessee.