File Box 8

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. 21835-09-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Jennifer McDowell Affiant Subscribed and sworn to before me, 30th day of September, 2003. Notary Public CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires My Commission Expires JULY 21, 2007

Davidson County DEEDWARR
Recvd: 10/01/03 13:08 2pgs
Fees:13.00 Taxes:832.50

20031001-0144941

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
E Allen Brantner Sandra S. Brantner 720 Wabash Place Nashville, TN 37221	New Owner	Map No.155.10 Parcel No. 056.00 CO

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, **Charles H. Wittkowski and Sheila J. Wittkowski**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **E. Allen Brantner and Sandra S. Brantner** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Spouse Chw Slw

This is Improved property located at **720 Wabash Place, Nashville, TN, 37221**

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 30th day of September, 2003.

Charles H. Wittkowski
Charles H. Wittkowski

Sheila J. Wittkowski
Sheila J. Wittkowski

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 30th day of September, 2003.

Deborah Gail Johnson
Notary Public

My Commission Expires:

DEBORAH GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 29, 2005

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of McCrory Trace Estates, a Planned Unit Development of record in Book 6900, pages 720-723, as corrected in Book 7825, Page 429, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles H. Wittkowski and wife, Sheila J. Wittkowski by deed dated 2/28/00 from David John Harr and wife, Dorothy Paige Harr of record in Instrument No. 200002280019324, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

State and County Taxes for the year 2003, Map 155-10-A Parcel No. 56.00

Declaration of Covenants, Conditions and Restrictions for McCrory Trace Estates of record in Book 7241, Page 597; amended in Book 7576, Page 846, Register's Office for Davidson County, Tennessee.

By-Laws of McCrory Trace Homeowner's Association of record in Book 7576, Page 831, Register's Office for Davidson County, Tennessee.

Dedication of common area to McCrory Trace Homeowners Association of record in Book 820, Page 342 and re-recorded in Book 8013, Page 698, Register" Office for Davidson County, Tennessee.

Charter of Incorporation of McCrory Trace Homeowner's Association, Inc. of record in Book 7576, Page 821, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record in Book 6900, Pages 720 thru 723, as corrected in Book 7825, Page 429, Register's Office for Davidson County, Tennessee.

Easement for public utilities of record in Instrument No. 20021104-0134797, Register's Office for Davidson County, Tennessee.