THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Primary Residential Mortgage
4750 West Wiley Post Way, Suite 200
Salt Lake City, UT 84116

MAP PARCEL NUMBERS
72-6-162.00

Davidson County DEEDWARR
Recvd: 10/03/03 13:19 2pgs
Fees:13.00 Taxes:349.65
20031003-0146474

WARRANTY DEED

THIS INDENTURE, made and entered into this 29th day of September, **2003**, by and between **Northfork Properties**, party of the first part, and **Louis Caldwell and Deborah Caldwell, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$94,500.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashviile County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being part of Lot No 48 on the revised and corrected map of the subdivision of Casper Zopfi's Place, as of record in Book 547, page 21, and 22, Register's Office for Davidson County, Tennessee, described as follows:

Being the easterly 50 feet front of the westerly 100 feet front of Lot No. 48 on the revised and corrected map of the Subdivision of Casper Zopfi's Place, as of record in Book 547, page 21 and 22 , Register's Office for Davidson County, Tennessee.

Beginning on the northerly margin of Zopfi Street at a point 50 feet east of the corner Lots No. 48 and 49, said point being the southwest corner of the property conveyed to Joe Beaty and wife, by deed from Casper Zopfi, of record in Book 853, page 278, said Register's Office; thence with said street eastwardly 50 feet to the southwest corner of the property conveyed to A.W. Zopfi, Jr., by deed from Swiss Relief Society, of record in Book 1286, page 55, said Register's Office; with said Zopfi's westerly line Northwardly 132 feet more or less to the southerly margin of Thomas Street; thence with said street westwardly 50.3 feet to the northeast corner of said Beaty property; thence with the easterly line of same, southwardly 132 feet, more or less, to the beginning. Description taken from previous deed.

Being the same property conveyed to Norman Morris by Warranty Deed from Roy C. Anderson and wife, Betty C. Anderson, of record in Book 9385, page 951, dated 4-26-94 and recorded 6-22-94, said Register's Office, and further conveyed to Citizens Bank by Trustee's Deed from Norman Morris of record in Instrument Number 20020160127462, dated 12-3-01, and recorded 10-16-02, said Register's Office, and further conveyed to Northfork Properties by Warranty Deed from Michael Mossman, Trustee for Citizens Bank, of record in Instrument Number 200211220145398, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2003 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book 547, pages 21 and 22; any and all easements, right of ways, restrictions, zoning regulations, setback lines, etc. of record in the Register's Office, Davidson County, TN.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Northfork Properties

Steve McClanahan Sec/Treas

By: Name and Title

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Steve McClanahan who is the President of Northfork Properties, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that (s)he is the President of Northfork Properties and (s)he is authorized to execute said document on behalf of Northfork Properties and (s)he executed the same for the purposes therein contained on behalf of Northfork Properties as its President.

WITNESS my hand and Notarial Seal at office this 29th day of September, **2003.**

TIM E. PLANCK NOTARY PUBLIC AT LARGE WILSON COUNTY TN MY COMMISSION EXPIRES MAY 29, 2006

My commission expires _____

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$94,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of September, **2003**.

TIM E. PLANCK NOTARY PUBLIC AT LARGE WILSON COUNTY TN MY COMMISSION EXPIRES MAY 29, 2006

NOTARY PUBLIC

My commission expires: _____

PROPERTY ADDRESS:
1059 Zophi Street
Nashville, TN 37216

NAME AND ADDRESS OF NEW OWNER:

Louis Caldwell and wife, Deborah Caldwell
1059 Zophi Street
Nashville, TN 37216