Davidson County DEEDWARR
Recvd: 10/08/03 12:48 2pgs
Fees:13.00 Taxes:856.18

20031008-0149436

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 231,400.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 2003.

NOTARY PUBLIC

My Commission expires: MY COMMISSION EXPIRES: March 27, 2004

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC 2525 West End Ave., Ste. 940, Nashville, TN 37203

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
James Kevin Offutt		Map 116-12
Denise V. Offutt (NAME)	~~SAME~~ Union Planters Bank, N.A. (NAME)	
3803-A Woodmont Lane (ADDRESS)	P.O. Box 2282 (ADDRESS)	Group B
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Memphis, TN. 38101-2282 (CITY) (STATE) (ZIP)	Parcel 001.00

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

James Kevin Offutt and wife, Denise V. Offutt

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

Larry E. Wacholtz, married

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A in Auburn Terrace, a Horizontal Property Regime, located at 3803 Woodmont Lane, in Nashville, Tennessee, as shown as Exhibit A to the Master Deed establishing Auburn Terrace, as of record in Book 5513, page 136, and as amended in Book 5556, page 311, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Kevin Offutt and wife, Denise V. Offutt, by deed of record in Book 11045, page 600, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

Taxes for the year 2003 have been prorated and assumed by Grantee(s)

The legal foregoing is the same legal description as appears in the previous deed of record.

The improved property is located at 3803-A Woodmont Lane, Nashville, Tn 37215

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, forever. We covenant with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless

otherwise set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 1st day of October, 2003

James Kevin Offutt

James Kevin Offutt

Denise V. Offutt

Denise V. Offutt

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James Kevin Offutt & wife, Denise V. Offutt, the bargainors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of October, 2003.

My Commission expires: **MY COMMISSION EXPIRES: March 27, 2004**

Charlotte A. Bethel

Notary Public

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE