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. 21841-09-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $164,500.00. Affiant Subscribed and sworn to before me, 6th day of October, 2003. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: James B. Poole 1212 Littonwood Drive Nashville, TN 37216	**Send Tax Bills To:** SunTrust Mortgage, Inc. 201 Fourth Ave. N., 7th Floor Nashville, TN 37219	**Tax Information:** Map No.061.08 Parcel No. 112.00

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, **Helen K. Wheeler** *("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James B. Poole** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*Unmarried

This is Improved property located at **1212 Littonwood Drive, Nashville, TN, 37216**

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 6th day of October, 2003.

Helen K. Wheeler by Brenda W. Ray, A.I.F.

Helen K. Wheeler by
Brenda W. Ray her Attorney-In-Fact

Davidson County DEEDWARR
Recvd: 10/13/03 14:47 2pgs
Fees:13.00 Taxes:608.65

20031013-0151535

STATE OF TENNESSEE, COUNTY OF DAVIDSON *SS.:*

Before me, the undersigned, of the State and County aforesaid, personally appeared **BRENDA W. RAY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **HELEN K. WHEELER**, as her Attorney-In-Fact, as the free act and deed of the within named Principal.

Witness my hand, at office, this 6th day of October, 2003.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Section Three McGaughey Heights as of record in Plat Book 1835, page 120, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Hoyte T. Wheeler and wife, Helen K. Wheeler by deed dated September 6, 1978 from Harold Leibowitz and wife, Olivia H. Leibowitz of record in Book 5339, page 864, Register's Office for Davidson County, Tennessee. Hoyte T. Wheeler has since died.

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) All matters appearing on the Plan of record in Plat Book 1835, page 120, Register's Office for Davidson County, Tennessee.