THIS INSTRUMENT PREPARED BY:
JANE M. GARRETT, ATTORNEY AT LAW
First National Title of Nashville, LLC
1130 8th Avenue South
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 10/14/03 14:43 2pgs
Fees:13.00 Taxes:934.25
20031014-0152324

ADDRESS OF NEW OWNERS	SEND TAX BILLS TO	MAP 118-14
Thomas Martin and Sandra L. Wheeler	901 Winston Place	PARCEL 19.00
901 Winston Place	Nashville, TN 37204	
Nashville, TN 37204		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY-TWO THOUSAND FIVE HUNDRED AND 00/100 ($252,500.00) DOLLARS, Cash in Hand paid by **THOMAS MARTIN WHEELER AND WIFE, SANDRA L. WHEELER**, receipt of which is hereby acknowledged, **KATHERINE C. SPRINGFIELD**, an unmarried person, has bargained and sold, and by these presents does transfer and convey unto the said **THOMAS MARTIN WHEELER AND WIFE, SANDRA L. WHEELER**, their heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 89 on the Map of the Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, page 2, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Winston Place, the common corner of Lots Nos. 89 and 90; thence with the line between said lots southerly 172 feet to a point in the southerly line of said subdivision; thence with the line of the same easterly 60.5 feet to a point in the westerly line of the James E. Caldwell Home Tract; thence with the line of the Caldwell Home Tract, north 3° east 107.2 feet to a point, a corner of Underwood Avenue; thence with the margin of the same northwesterly around a curve 94 feet to the southerly margin of Winston Place; thence with the margin of the same westerly 75 feet to the point of beginning.

Being the same property conveyed to T.A. Springfield and wife, Katherine C. Springfield, by deed from Singleton B. Wolfe and wife, Beverly U Wolfe, dated July 5, 1955, of record in Book 2439, Page 505, Register's Office for Davidson County, Tennessee. The said T.A. Springfield has since deceased with his interest passing to Katherine C. Springfield, by reason of their tenancy by the entirety.

This conveyance is subject to all matters shown on the plat of record in Book 1130, Page 2, Register's Office for Davidson County, Tennessee.

This is improved property with an address of 901 Winston Place, Nashville, TN 37204

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said **THOMAS MARTIN WHEELER AND WIFE, SANDRA L.**

WHEELER, their heirs and assigns, forever. And she does covenant with the said **THOMAS MARTIN WHEELER AND WIFE, SANDRA L. WHEELER**, that she is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered. And she does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to the said **THOMAS MARTIN WHEELER AND WIFE, SANDRA L. WHEELER**, their heirs and assigns, against the lawful claims of all persons whomsoever.

IT WITNESS WHEREOF, Louise Caldwell as attorney-in-fact for Katherine C. Springfield, pursuant to Durable Power of Attorney recorded in Instrument No. 20030822-0122113, Register's Office for Davidson County, Tennessee, does hereby authorize and sign in behalf of KATHERINCE C. SPRINGFIELD, this 10th day of October, 2003.

KATHERINE C. SPRINGFIELD
Katherine C. Springfield

BY: Louise Caldwell
LOUISE CALDWELL, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Brenda S. Lane, a Notary Public in and for the State and County aforesaid, personally appeared Louise Caldwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to me), and who executed the foregoing instrument in behalf of Katherine C. Springfield, an unmarried person, and who acknowledged that such person executed the same as the free act and deed of Katherine C. Springfield for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 10th day of October, 2003.

Brenda S. Lane
NOTARY PUBLIC AT LARGE

Brenda S. Lane NOTARY PUBLIC State of Tennessee

My Commission Expires: 5/23/2006

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $252,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 10th day of October, 2003.

Nancy E. Swystun
NOTARY PUBLIC

NANCY E. SWYSTUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/07

My Commission Expires JAN. 27, 2007