23-1034

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **October, 2003, by and between ANNE K. FLINN, UNMARRIED, hereinafter called Grantor, and ROGER T. SAWYERS, JR., hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, ANNE K. FLINN, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto ROGER T. SAWYERS, JR., hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 405 FREDA VILLA, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Anne K. Flinn

ANNE K. FLINN
Signature of Seller

Davidson County DEEDWARR
Recvd: 11/04/03 14:34 3pgs
Fees:18.00 Taxes:610.50

20031104-0161831

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ANNE K. FLINN, UNMARRIED, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

ROGER T. SAWYERS, JR.

405 FREDA VILLA
MADISON, TN 37115

Property Address:

405 FREDA VILLA
MADISON, TN 37115

Person Responsible for Taxes:
new owner

Map & Parcel #: MAP 51-11, PARCEL 54

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$165,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **October, 2003.**

Notary Public

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-26-05

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Oakland Acres, Section 10, of record in Book 2900, page 140, Register's Office for said County, and described as follows:

BEGINNING at a point on the southeasterly margin of Freda Villa, the common corner of Lots 82 and 83; thence southeasterly with the line between said two lots 455.4 feet to an iron pin in the westerly boundary of the L. & N. Railroad right of way; thence with same, southerly 108.1 feet to a concrete marker; thence westerly 164.2 feet to an iron pin, the common corner of Lots 83 and 84; thence with the line between said two lots northwesterly 399 feet to an iron pin in the southeasterly margin of Freda Villa; thence with same, northeasterly 80 feet to the point of beginning.

BEING the same property conveyed to HAROLD J. FLINN AND WIFE, ANNE K. FLINN, by Warranty Deed from EDWIN FLYNN JONES, UNMARRIED, of record in BOOK 7365, PAGE 927, Register's Office for DAVIDSON County, Tennessee, the said Harold J. Flinn having since died on 5-9-03, the property vests by operation of law in his surviving spouse, Anne K. Flinn, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 51-11, PARCEL 54).
2. All matters as set forth on the Plan of record in Plat Book 2900, page 140, said Register's Office, which plan includes an Owner's Certificate, a 60-foot minimum building setback line from Freda Villa.

3. Sewer Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4096, Page 785, Register's Office for DAVIDSON County, Tennessee.