PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(_____) Title No: 45205
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/26/03 11:32 2pgs
Fees:13.00 Taxes:1117.40
20031126-0171937

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Bethell W. Pritchett 813 Bircham Court Nashville, Tennessee 37221	same

TAX MAP-PARCEL NUMBERS: 142-16-A-031

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$302,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Felton Havins Jr. and spouse Mary C. Havins,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Bethell W. Pritchett, unmarried** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Devon Park Phase One of record in Book 5200, Page 670, 671 and 672 Register's Office for said County.

Said Lot No. 31 fronts 80.61 feet on the westerly margin of Bircham Court and extends back 142.51 feet on the northerly line(s) and 142.50 feet on the southerly line to a dead line in the rear, measuring 79.00 feet thereon.

Being the same property conveyed to Felton Havins, Jr. and wife, Mary C. Havins by deed from Connie Fay Dunn and husband, Jimmy Dunn.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 670, 671 and 672, said Register's Office, which Plan shows a 25 foot minimum building setback line from Bircham Court together with a designated building site, and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot and a 15 foot easement for landscape and drainage purposes along the northerly line of said lot. Section 8B of Covenants, Conditions and Restrictions requires notice of transfer of said lot to the Homeowner's Association. The Declaration of Covenants, Conditions and Restrictions of record in Book 6176, page 7, amended in Book 6541, page 542, Book 6967, page 156, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 813 Bircham Court, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of November, 2003.

Felton Havins Jr.

Mary C. Havins

State of TENNESSEE

County of DAVIDSON

On this 17th day of November, 2003 , before me the undersigned authority, personally appeared Felton Havins Jr. Mary C. Havins , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

My Commission Expires JULY 21, 2007

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $302,000.00

Affiant

Sworn and subscribed before me this the 17th day of November, 2003

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007