PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref Title No: 45187
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/26/03 15:43 2pgs
Fees:13.00 Taxes:1041.69
20031126-0172133

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeffrey J. Greif Candi M. Elkins 4400 Utah Avenue Nashville, Tennessee 37209	SAME

TAX MAP-PARCEL NUMBERS: 103-04-118

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$281,538.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wilbur D. Warman and spouse, Phyllis J. Warman,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey J. Greif and spouse, Candi M. Elkins** 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. 7 in Block 2 on the Map of a part of Sylvan Park Subdivision, as of record in Plat Book 332, Page 104, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the North line of Utah Avenue, being the northwest corner of the intersection of said avenue with 44th Street; thence, in a westwardly direction along the said North line a distance of 60 feet to the southeast corner of Lot No. 8; thence, in a northwardly direction along a line dividing Lot No. 8 from Lot No. 7 a distance of 160.00 feet to a point in the south line of an alley; thence, in an eastwardly direction along the said south line a distance of 60.00 feet to a point in the West line of said street; thence, in a southwardly direction along the said West line a distance of 150.00 feet to the point of BEGINNING.

Being the same property conveyed to Wilbur W. Warman and wife, Phyllis J. Warman by deed from Jay Dworsky and wife, Trisha Olson-Dworsky of record in Book 10957, Page 311, Register's Office for Davidson County, Tennessee. Due to an error made on the Original Warranty Deed, the correct middle initial of Wilbur Warman is D and not W; and this conveyance is being executed in the name of Wilbur D. Warman. Wilbur D. Warman and Wilbur W. Warman are one and the same person.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; All matters shown on the Plan of record in Book 332, Page 104, said Register's Office.

This is improved property, known as: 4400 Utah Avenue, Nashville, Tennessee 37209

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 5th day of November, 2003.

Wilbur D. Warman

Wilbur D. Warman

Phyllis J. Warman

Phyllis J. Warman

State of TENNESSEE
County of DAVIDSON

On this 5th day of November, 2003 , before me the undersigned authority, personally appeared Wilbur D. Warman and Phyllis J. Warman , 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.

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

My Commission Expires: My Commission Expires JULY 21, 2007

Notary

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 $281,538.00

Deana Jenkins

Affiant

Sworn and subscribed before me this the 6th day of November, 2003

TERASINA D. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ My Commission Expires September 13, 2004

Notary Public