THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 21982-10-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $995,000.00. Affiant Subscribed and sworn to before me this 4th day of December, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 12/11/03 14:20 2pgs
Fees:13.00 Taxes:3681.50

20031211-0178006

WARRANTY DEED

Address New Owner: Nicholas Snow Roxanne Snow 700 Bowling Avenue Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.117.01 Parcel No. 107.00

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, **Raymond Denson and wife, Mary E. Denson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas Snow and wife, Roxanne Snow** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 700 Bowling Avenue, Nashville, TN, 37215

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 4th day of December, 2003.

Raymond Denson

Mary E. Denson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Raymond Denson and Mary E. Denson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December, 2003.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

EXHIBIT "A"

TWO tracts or parcels of land located in Davidson County, Tennessee, more particularly described as follows:

TRACT I:

BEING the northerly 125 feet of Lot 1 on the Map of Forest Park Land Improvement Company's Subdivision, as of record in Book 161, page 144, Register's Office for said County.

SAID part of Lot No. 1 fronts 125 feet on the easterly side of Bowling Avenue, formerly Golf Club Road, and runs back between parallel lines with the southerly margin of Forest Park Drive, 250 feet to a dead line.

TRACT II:

BEING part of Reserved Parcel "A" on the Plan of the Resubdivision of Part of Lot No. 6 on the Map of Forest Park Land Improvement Company's Subdivision, as of record in Plat Book 4885, page 175, Register's Office for said County, more particularly described as follows:

BEGINNING at an iron pin in the southerly margin of Forest Park Avenue, said iron pin being the northwest corner of Reserved Parcel "A" on said Resubdivsion, thence with the margin of Forest Park Avenue N 87 deg. 59 min. 30 sec. 44.9 feet to a point, the northwest corner of Lot 1 on said Resubdivision; thence with the westerly line of Lot 1 S 1 deg. 16 min. 00 sec. E 125.27 feet, more or less to a point; thence in a westerly direction along a line which is the extension of the southerly boundary of Tract 1 a distance of 35.49 feet, more or less, to the southeast corner of Tract 1; thence N 5 deg. 34 min. 00 sec. W 125.50 feet to the point of beginning.

Being the same property conveyed to Raymond Denson and spouse, Mary E. Denson by deed dated May 1, 1997 from Michael B. Bottomy and spouse, Patricia C. Bottomy of record in Book 10440, page 182, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Easement for fence or wall of record in Book 5189, page 483, corrected in Book 5341, page 364 and in Book 6062, page 359, Register's Office for Davidson County, Tennessee;
3) All matters appearing on the Plan of record in Book 161, page 144 (Tract One) and on the plan of record in Book 4885, page175 (Tract Two), Register's Office for Davidson County, Tennessee.