THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $132,000.00. Affiant Subscribed and sworn to before me this 12th day of December, 2003. Notary Public My Commission Expires: 7-25-06
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 22112-12-2003**	

9B Davidson County DEEDWARR
Recvd: 12/17/03 14:46 2pgs
Fees:13.00 Taxes:488.40

20031217-0180085

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Monica C. Watson 152 39th Avenue Nashville, TN 37209	Countrywide Home Loans, 718 Thompson Ln. #104 Nashville, TN 37204	Map No.104-01-0 Parcel No. 197.00

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, **Gail Preston Wales, married and Sean A. Preston, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Monica C. Watson** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*marital GPW SAP GPW AIF

This is Improved property located at 152 39th Avenue, Nashville, TN, 37209

This is not the * residence of Gail Preston ~~Watson~~ Wales. GPW SAP GPW AIF

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 12th day of December, 2003.

Gail Preston Wales

Gail Preston Wales

Sean A Preston by Gail Preston Wales Atty. in fact

Sean A. Preston by Gail Preston Wales
Attorney-in-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gail Preston Wales**, 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 12th day of December, 2003.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Gail Preston Wales, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Sean A. Preston as his Attorney-In-Fact, as the free and and deed of the within named Sean A. Preston.

Witness my hand and official seal at Nashville, Tennessee this 12th day of December, 2003.

NOTARY PUBLIC

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly part of Lot No. 91 on the Plan of Map of West Grove Subdivision, as of record in Plat Book 421, page 109, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 91 fronts 61.5 feet on the easterly side of 39th Avenue North, and extends back between lines, 160.1 feet on the northerly line with the southerly right-of-way line of the West Nashville Branch of the N.C. & St. L. Railroad, and 160 feet on the southerly line, to an alley, measuring 62.8 feet thereon.

Being the same property conveyed to Gail Preston Wales and Sean A. Preston by deed dated July 18, 2002 from Paul D. Lawson, Sr. and wife, Mary L. Lawson of record in Instrument No. 20020723-0088159 and rerecorded in Instrument No. 20020827-0103457, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) Title to that portion of the premises embraced within the charter right-of-way of the Louisville and Nashville Railroad;
4) All matters appearing on the Plan of record in Book 421, Page 109, Register's Office for Davidson County, Tennessee.