RECORD & RETURN TO: **GRISSIM TITLE & ESCROW, LLC**
2309 Crestmoor Road, Suite 300
Nashville, Tennessee 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/07/04 14:07 2pgs
Fees:13.00 Taxes:1294.63
20040107-0002745

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $349,900.00.

Affiant

Subscribed and sworn to me on January 2, 2004.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
My Commission Expires
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19863SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brad Williams Brian Courtney 1706 Blair Boulevard Nashville, TN 37212	**PO.BOX 40934** **[illegible]** **Nashville, TN 37204**	104-16-45

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kenneth Wallace, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Brad Williams, unmarried and Brian Courtney, unmarried, as tenants in common, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 44, on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth Wallace, a single person, by deed from Alexander Samuel Caldwell, Jr., Co-Executor of the Estate of Alexander Samuel Caldwell, dated April 17, 1995, of record in Book 9649, page 71, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Book 332, page 117, Register's Office for Davidson County, Tennessee; and
3. Subject to Urban Zoning Overlay of record as Bill No. BL2000-364, as made applicable by Bill No. BL2000-476, Metro Clerk's Office for Davidson County; and
4. Resolution of Metropolitan Board of Building Code Appeals of record in Book 8869, page 185, Register's Office for Davidson County, Tennessee; and

5. 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.

This property is also known as improved property located at 1706 Blair Boulevard, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on January 2, 2004.

Kenneth Wallace

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 2, 2004, before me personally appeared Kenneth Wallace to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on January 2, 2004.

NOTARY PUBLIC

My Commission Expires: _____

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE