File #200450010	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2004. Notary Public MY COMMISSION EXPIRES: 7-23-05 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty Powell Cutts, unmarried	Owner	Map 109-1-0
(NAME) 209 Misty Court	(NAME) 209 Misty Court	Parcel 017.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DARRELL C. WALTERS, JR., MARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **BETTY POWELL CUTTS, UNMARRIED**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 100, on the Plan of Section Two, Larchwood, as shown by plat appearing of record in Plat Book 5200, Pages 57, 58 and 59, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Darrell C. Walters, Jr. by Warranty Deed dated March 31, 1989 of record in Book 7806, Page 327, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Restrictive Covenants of record in Book 5479, Page 443, and revised in Book 5681, Page 532 and amended in Book 5688, Page 696, and further revised in Book 6011, Page 130, any and all matters shown on plat of record in Plat Book 5200, Pages 57, 58 and 59; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Karen Marie Walters, spouse of Darrell C. Walters, Jr., hereby joins in this conveyance and conveys any and all interest that he/she may have in said property, including but not limited to the marital interest, to the Grantee(s).

Unimproved ( )
This is improved (X) property, known as 209 Misty Court, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their 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.

Davidson County DEEDWARR
Recvd: 01/27/04 13:41 2pgs
Fees:13.00 Taxes:388.50
20040127-0010363

Witness our hands this 26th day of January, 2004.

Darrell C. Walters, Jr.

Karen Marie Walters

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Darrell C. Walters, Jr., and Karen Marie Walters, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of January, 2004.

Notary Public

My Commission Expires: 2-23-05

(SEAL)

NOTARY PUBLIC AT LARGE

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076