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. 22181-12-2003** 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $165,000.00. Carrie Tiesler Affiant Subscribed and sworn to before me this 16th day of January, 2004. Notary Public My Commission Expires: SEPT. 30, 2006

TENNESSEE RECORD DAVIDSON COUNTY NOTARY PUBLIC AT LARGE

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
John Watts Wendy Watts 816 Park Terrace Nashville, TN 37204	Irwin Mortgage Corporation 10500 Kincaid Dr. Fishers, IN 46038	Map No.118.10 Parcel No. 031.00

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, **Cari S. Wright, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Watts and wife, Wendy Watts** ("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 **816 Park Terrace, Nashville, TN, 37204**

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 16th day of January, 2004.

Cari S. Wright

Cari S. Wright

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Cari S. Wright**, 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 for the purposes therein contained.

Witness my hand, at office, this 16th day of January, 2004.

Notary Public

My Commission Expires:
9/22/07

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 02/02/04 15:39 2pgs
Fees:13.00 Taxes:610.50

20040202-0012691

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lots Nos. 48 and 49 of Block "D" on the Map of Blocks "C" & "D" in Battlefield Estates, Section 2 of record in Book 974, Page 59, Register's Office for said County.

Said Lots 48 and 49 fronts together 60 feet on the northerly side of Park Terrace and run back 140 feet, more or less, on the easterly line and 160 feet, more or less, on the westerly line to the southerly line of Lot No. 52 measuring 50 feet thereon.

Included in the above described Lots Nos. 48 and 49, but excluded from this conveyance is the following described parcel which was conveyed to the State of Tennessee by instrument of record in Book 4343, Page 681, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly boundary of Lot No. 52 at the corner of Lots Nos. 49 and 50 of said plane being 52 feet eastwardly from the east margin of Brookside Drive; thence with the said boundary of Lot No. 52 south 60 deg. 30' east 50 feet to the northwest corner of Lot No. 47 of said Plan; thence with the westerly boundary of Lot No. 47 south 16 deg. 15' west 20 feet to a point; thence north 51 deg. 19' 52 feet to the east 20 feet to the point of beginning, containing 997 square feet, more or less.

Being the same property conveyed to Woodrow W. Wright, Jr. and wife, Cari S. Wright by deed dated 5/29/97 from Gregory S. Walden and wife, Caroline L. Walden of record in Book 10476, Page 663, Register's Office for Davidson County, Tennessee. Woodrow W. Wright and Cari S. Wright have since divorced by Final Decree in the 4th Circuit Court for Davidson County, Tennessee, Docket No. 99D2136, dated 11/12/99. Woodrow W. Wright, Jr. has conveyed his interest in said property to Cari S. Wright by Quit Claim Deed of record in Instrument No. 19991209-0301723, Said Register's Office.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s)
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) All matters appearing on the Plan of record in Plat Book 974, page 59, Register's Office for Davidson County, Tennessee.