This Instrument Prepared By:
Brenda Franks Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

Davidson County DEEDWARR
Recvd: 02/03/04 15:54 2pgs
Fees:13.00 Taxes:434.75
20040203-0013189

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL |
|---|---|---|
| Jeremy Grant<br>736 Carlyle Place<br>Nashville, Tennessee 37211 | New Owner | 119-12-94.00 |

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $117,500.00.

Sharon F. Everett
AFFIANT

Sworn to and subscribed before me this 12th day of December, 2003.

BRENDA FRANKS HALE COMMISSION EXP. Notary Public At Large 05-02-2005 WILLIAMSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 05/02/05

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEE**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **WALTER THOMPSON EVERETT, JR. and wife, SHARON F. EVERETT,** hereinafter called the **"GRANTORS"**, have bargained and sold and by these presents do transfer and convey unto **JEREMY GRANT,** hereinafter called the **"GRANTEE"**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 97, on the Plan of Section Two, Battlewood, of record in Book 1835, page 95 and 96, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Walter Thompson Everett, Jr. and Sharon F. Everett, husband and wife, by deed from Billy Wayne Williams, Sr. and David Anthony Williams and Susan Lee Williams, heirs at Law of Ulysses M. Williams, Jr., of record in Book 10494, page 934, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEE 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, except as follows:

1. All matters appearing on the Plan of Battlewood, Section Two of record in Book 1835, page 95 and 96, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 736 Caryle Place, Nashville, Tennessee 37211.

WITNESS our hands this 12th day of December, 2003 in Franklin, Tennessee.

Walter Thompson Everett, Jr.

Sharon F. Everett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Walter Thompson Everett, Jr. and wife, Sharon F. Everett, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 12th day of December, 2003, in Franklin, Tennessee.

BRENDA FRANKS HALE COMMISSION EXP. Notary Public At Large 05-02-2005 WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 05/02/2005