RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 02/06/04 13:41 2pgs
Fees:13.00 Taxes:1757.50
20040206-0014827

W & I Ref:(_____) Title No: 45326
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Chris Davis Serena Davis 5867 E. Ashland Dr. Nashville, Tennessee 37215	SunTrust Mortgage, Inc. 201 4th Avenue, North/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 145-09-039

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$475,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Culwell E. Ward and spouse, Barbara Ward,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto Christopher K. Davis and **hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

**wife, Serena W. Davis

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Tyne Valley Estates Section 5 of record in Book 3600, Page 54 Register's Office for said County.

Said Lot No. 91 fronts 274.62 feet on the northerly margin of East Ashland Drive and extends back 307.1 feet on the easterly line(s) and 386.35 on the westerly line to a dead line in the rear, measuring 145.1 feet thereon.

Being the same property conveyed to Culwell E. Ward and wife, Barbara Ward by deed from Daniel R. Loftus and wife, Karla S. Loftus of record in Book 7774, Page 441, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3600 Page 54, said Register's Office, which Plan shows a minimum building setback line to be established by the City of Forest Hills and a 10 foot easement for public utility and drainage purposes along the northerly rear line(s) of said lot and easement for overhang along the southerly front line.

This is improved property, known as: 5867 E. Ashland Dr., Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of January, 2004.

Culwell E. Ward

Barbara Ward

State of TENNESSEE
County of DAVIDSON

On this 30th day of January, 2004 , before me the undersigned authority, personally appeared Culwell E. Ward Barbara Ward , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $475,000.00

Affiant

Sworn and subscribed before me this the 30th day of January, 2004

Notary Public

My Commission Expires: 10/12/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee