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. 22139-12-2003** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $71,500.00. Affiant Subscribed and sworn to before me this 6th day of February, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Carlton Wilkinson 950 Battlefield Drive Nashville, TN 37204	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.118.05 Parcel No. 162.00

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, **Delois J. Wilkinson, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carlton Wilkinson, unmarried** ("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 950 Battlefield Drive, Nashville, Tennessee 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 6th day of February, 2004.

Delois J. Wilkinson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Delois J. Wilkinson**, 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 6th day of February, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 02/12/04 14:20 2pgs
Fees:13.00 Taxes:264.55

20040212-0017019

EXHIBIT "A"

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being the southerly part of Lot No. 1 on the Map of J. M. Kile Subdivision, described according to a survey by George W. Watkins, Surveyor, July 14, 1949, as follows:

Being at the northeast corner of Lealand Lane, formerly 10th Avenue South, and Battlefield Drive; thence with the northerly margin of said Drive, eastwardly 100 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, northwardly 182 feet to a point 15 feet south of the southeast corner of Lot No. 4; thence westwardly and parallel with the southerly line of said Lot No. 4, 100 feet to the easterly margin of Lealand Lane, thence with said Lane, southwardly 185 feet to the beginning.

Together with an easement for ingress and egress over and across a strip of land 15 feet wide adjacent to the premises on the north, said strip of land being the northerly 15 feet of said Lot No. 1.

Being the same property conveyed to Delois J. Wilkinson by deed dated, November 26, 1975 from Ann D. Tipton, individually and as Executrix of the Estate of Anna W. Dobbins, deceased, of record in Book 4976, page 385, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

2004 City/County Taxes, which have been prorated and assumed by the Grantee.