Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $ 180,000.00

Affiant

Subscribed and sworn to before me, this 27th day of February, 2004.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Paul Polycarpou	New Owner	118-10
3506 Wilbur Place		167.00
Nashville TN 37204		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert Deaton and Dianne Larson and Judy Butler and Wayne Wesley Woodcock, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Paul Polycarpou, hereinafter called the Grantees, their successors 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 Lot No. 58 on the map of Woodmont Boulevard Section of Marengo Park, of record in Book 1130, Page 2, Register's Office for said County.

SAID Lot No. 58 fronts 75.3 feet on the southeasterly side of Major Wilburn Foster Thoroughfare and runs back 188.7 feet on the northeastern line and 193.8 feet on the southwesterly line to a dead line on which it measures 75 feet.

BEING the same property conveyed to Donna Deaton, Dianne Larson, Judy Butler and Wayne Wesley Woodcock by deed dated 7/24/03 of record in Instrument No. 20030729-0106475, Register's Office for Davidson County, Tennessee. By quitclaim deed dated 1/22/04 and being recorded simultaneously herewith in Instrument No 20040304-0024435, said Register's Office, Donna Deaton conveyed her interest in subject property to Robert Deaton. Oath is made that the property herein described has not been used as the principal residence by any of the Grantors and/or their respective spouses/dependents.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3506 Wilbur Place, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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: 03/04/04 09:00 2pgs
Fees:13.00 Taxes:666.00
20040304-0024437

WITNESS my hand this 27th day of February, 2004.

Robert Deaton Jon Young, A.I.F.
Robert Deaton

Dianne Larson Jon Young, A.I.F.
Dianne Larson

Judy Butler Jon Young, A.I.F.
Judy Butler

Wayne Wesley Woodcock Jon Young, A.I.F.
Wayne Wesley Woodcock

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Jon Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Robert Deaton, Dianne Larson, Judy Butler, and Wayne Wesley Woodcock and that he is authorized by Robert Deaton, Dianne Larson, Judy Butler and Wayne Wesley Woodcock to execute this instrument on their behalf.

Witness my hand in Brentwood, TN, this 27th day of February, 2004.

Notary Public

My Commission expires: 9/4/05

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005