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. 22314-02-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,125,000.00. Nancy J. Weaver Affiant Subscribed and sworn to before me this 11th day of March, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: William C. Weaver, III Nancy J. Weaver 323 Walnut Drive Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.116.11 Parcel No. 066.00

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, **Ann Walker Rowe, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William C. Weaver, III and wife, Nancy J. Weaver** ("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 323 Walnut Drive, Nashville, TN 37215

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 11th day of March, 2004.

Ann Walker Rowe

Ann Walker Rowe

Davidson County DEEDWARR
Recvd: 03/15/04 12:17 2pgs
Fees:13.00 Taxes:4162.50

20040315-0029239

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ann Walker Rowe**, 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 11th day of March, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 4 and the southerly half of Lot No. 5 on the Plan of Walnut Grove Subdivision, as of record in Book 974, page 2, Register's Office for said County, and the easterly half of Glenside Avenue, now closed, described together according to a survey by John M. Sullivan, Civil Engineer, September 2, 1958 and March 3, 1959, as follows:

Beginning at a point in the westerly margin of Walnut Drive; thence with the margin of said Drive north 6 deg. 54 min. east 150 feet to a point; thence north 85 deg. 10 min. west 290.1 feet to a point in the center of Glenside Avenue; thence with the center of the same south 4 deg. 30 min. west 83.5 feet to a point and continuing with the center of said Avenue south 2 deg. 40 min. east 72.5 feet to a point opposite the dividing line between Lots 3 and 4 on said Plan; thence south 86 deg. 18 min. east and along the continuing line between Lots 3 and 4, 274.8 feet to the beginning.

Being the same property conveyed to Ann Walker Rowe by deed dated March 12, 1959 from Fred S. Hamilton and wife, Marian M. Hamilton of record in Book 2880, page 381, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) All matters appearing on the Plan of record in Plat Book 974, page 2, Register's Office for Davidson County, Tennessee.