This Instrument Prepared By:
Stephen S. Ogle, Attorney
545 Mainstream Drive, Suite 320
Nashville, Tennessee 37228

The name and address of the property owner and person responsible for the payment of the real property tax is:

Gerald E. Walthart
1213 North Graycroft Avenue
Nashville, Tennessee 37119

TAX PARCEL NO. 033-16-0 057.00
FIELD BOOK NO. 11D-35721

Davidson County DEEDWARR
Recvd: 03/19/04 15:59 2pgs
Fees:12.00 Taxes:0.00
20040319-0031714

WARRANTY DEED

THIS INDENTURE is made by and between ELEANOR M. WALTHART, of Davidson County, Tennessee (hereinafter "Grantor") and GERALD E. WALTHART, of Davidson County, Tennessee (hereinafter "Grantee").

WITNESSETH:

Grantors, for and in consideration of the sum of One Dollar ($1.00), the receipt of which is hereby acknowledged, and pursuant to a final decree of divorce entered in the case styled *Eleanor Maytan Walthart v. Gerald E. Walthart*, Davidson County Fourth Circuit Court Docket No. 03D-2751, has granted, bargained, sold and conveyed and hereby grants, bargains, sells and conveys unto Grantee the following described premises, to wit:

SITUATE in Davidson County, Tennessee, and being more particularly described as follows:

BEING Lot No. 28 on the Plan of Primrose Meadows, Section 1, as of record in Deed Book 4675, page 18, in the Registers office for Davidson County, Tennessee.

BEING the same property conveyed to Gerald E. Walthart and wife, Eleanor M. Walthart, by Cherokee Mortgage Corporation by warranty deed of record in Deed Book 5059, page 942, in the Registers office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictions of record in Book 4737, page 801, as amended in Book 5039, page 484, in the Registers office for Davidson County, Tennessee.

BY HER EXECUTION of this instrument the Grantor makes oath that Eleanor M. Walthart and Eleanor Maytan Walthart is one and the same person.

Grantor conveys the aforedescribed property with the hereditaments and appurtenances thereto appertaining, with Grantor hereby releasing all claims to homestead therein.

TO HAVE AND TO HOLD the said premises to the said Grantee, and those claiming under Grantee, forever.

Grantor covenants with Grantee, and those claiming under Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same; that said premises are free from all encumbrances except those of record, the ad valorem real property tax owing thereon for the current year, which Grantee assumes and agrees to pay, and the right-of-way for North Graycroft Avenue; and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set her hand this 13th day of March, 2004.

Eleanor M. Walthart

Eleanor M. Walthart

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, ELEANOR M. WALTHART, the within named bargainor, 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 and official seal at office this 13th day of March, 2004.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES MAY 21, 2007

VINCENT P. KING NOTARY PUBLIC AT LARGE TENNESSEE