(1)

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/25/04 14:40 2pgs
Fees:13.00 Taxes:191.15

20040325-0033897

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $51,661.00.

Amber L. Mason
Affiant

Subscribed and sworn to me on the 22 day of March, 2004.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19903SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Amber Lee Mason 205 Scott Avenue Nashville, TN 37206	SAME	83-6-146

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ted Rainey Wells, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto Amber Lee Mason, unmarried, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20, on the Plan of Beaumont Place, as of record in Book 332, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Allen D. Deason and wife, Margaret W. Deason by deed from C.A. Gentry and wife, Gussie B. Gentry of record in Book 3069, page 458, Register's Office for Davidson County, Tennessee. The said Allen D. Deason having predeceased Margaret W. Deason. The said Margaret W. Deason having since died. The Last Will and Testament of Margaret R. Deason, of record in Will Book 234, page 371, Seventh Circuit Court, Probate Division for said County, devised the subject property to Ted Rainey Wells. The said Margaret W. Deason and Margaret R. Deason being one and the same person.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County and subsequent taxes which have been assumed by the Grantee; and
2. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BS2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee; and
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 205 Scott Avenue, Nashville, TN 37206.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

WITNESS our hands on the 22nd day of March, 2004.

Ted Rainey Wells

Ted Rainey Wells

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this, the 22nd day of March, 2004, before me personally appeared Ted Rainey Wells to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on the 22nd day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 03/26/05