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. 22610-03-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me this 1st day of April, 2004. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Ira C. Waddey, Jr. 2205 Hampton Avenue Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No. 92-13 Parcel Nos. 423.00, 422.00, 421.00, 467.00

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, **Hal Wilson and wife, Martha F. Wilson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ira C. Waddey, Jr. and Ann M. Waddey, as tenants in common**, ("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 3428, 3424, 3420, 3416 Dakota Avenue, Nashville, TN 37209

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 1st day of April, 2004.

Hal Wilson

Martha F. Wilson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Hal Wilson and Martha F. Wilson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. OCT. 15, 2004

Davidson County DEEDWARR
Recvd: 04/06/04 10:52 2pgs
Fees:13.00 Taxes:1572.50

20040406-0038802

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 136, 137, 138, 139 & 140 on the Plan of Hortense Place, as of record in Plat Book 161, page 167, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Hal Wilson and wife, Martha F. Wilson by deed dated 12/21/2001 from Jeffrey S. Brock of record in Instrument No. 20011228-01433779, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantees
2. All matters appearing on the Plan of record in Plat Book 161, page 167, Register's Office for Davidson County, Tennessee.