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. 22624-03-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $367,145.45. Affiant Subscribed and sworn to before me this 1st day of April, 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: Hal Wilson 218 Mockingbird Road Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.103-12-0- Parcel No. 159.00

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 M. McRedmond, now Waddey**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hal Wilson and wife, Martha F. Wilson** ("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 218 Mockingbird Road, Nashville, TN 37205

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.

Ann M. McRedmond Waddey

Ira C. Waddey, Jr.

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 M. McRedmond Waddey and Ira C. Waddey, Jr.**, 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. My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 04/06/04 10:56 2pgs
Fees:13.00 Taxes:1358.44

20040406-0038807

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 37.5 feet front and 20 feet rear of Lot No. 11 and all of Lot No. 12 of Block "D" on the Plan of Cherokee Park, Section 1, as of record in Plat Book 547, pages 169 and 170, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 11 and all of Lot No. 12 front together 107.5 feet on the easterly side of Mockingbird Road and run back 190.55 feet, more or less, on the southerly line and 140.78 feet on the northerly line, to a dead line, measuring 74 feet thereon.

Being the same property conveyed to Ann M. McRedmond by deed dated 03/01/1989 from Lois H. Bell, a widow of record in Book 7784, Page 398, Register's Office for Davidson County, Tennessee. Ann M. McRedmond having since married and now being known as Ann M. McRedmond Waddey.

Ira C. Waddey, Jr., husband of Ann M. McRedmond, now Waddey, joins in the execution of this instrument, for the purpose of conveying his marital interests, if any, in subject property.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantees;
2. Charter of Incorporation of Cherokee Park Neighborhood Association of record in Instrument No. 200005310054011, Register's Office for Davidson County, Tennessee;
3. Joint Driveway Agreement of record in Book 4646, Page 89, Register's Office for Davidson County, Tennessee;
4. All matters appearing on the Plan of record in Plat Book 547, pages 169 and 170, Register's Office for Davidson County, Tennessee.