WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$89,900.00.**

Sonya Sullivan
Affiant

Subscribed and sworn to before me this 31ST day of March, 2004

Notary Public
My Commission expires: 5/29/05
(Affix Seal)

J. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 04/06/04 11:25 2pgs
Fees:13.00 Taxes:332.63
20040406-0038853

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John Waddell	SAME	072-03-232.00
1303 Greenfield Avenue		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kevin Flemming and Tyler McCain**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John Waddell and Jennifer Deal, as joint tenants with the right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the westerly part of Lot No. 108 and the easterly 15 feet of Lot No. 109 on the plan of Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said parts of Lots Nos. 108 and 109 fronts together 60 feet on the northerly side of Greenfield Avenue and runs back 205 feet on the westerly line and 259 feet, more or less, on the easterly line, with the westerly margin of Greenfield Avenue, as widened, to a dead line, measuring 216.8 feet , more or less, thereon.

Included in the above description but expressly EXCLUDED from this conveyance is the following described property conveyed to Ewing O. Harper, Jr. and wife, Lillian G. Harper of record in Book 3398, page 639, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being parts of Lots 108 and 109 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County, described according to a survey by Hickerson-Johnson, Engineers, dated May 19, 1962, as follows:

Beginning at a point on the westerly margin of Kennedy Avenue 149 feet from the northwest corner of the intersection of Greenfield and Kennedy Avenues; thence north 60 degrees 46' west 162 feet to an iron pin; thence northerly 30 feet to an iron pin; thence south 81 degrees 45' east 216.8 feet to a point in the westerly margin of said Kennedy Avenue; thence southerly 110 feet along the westerly margin of Kennedy Avenue, to the point of beginning.

Being the same property conveyed to Kevin Flemming and Tyler McCain, by deed from Cornerstone Home Properties, LLC, on February 12, 2004 of record in Instrument Number 20040212-0017496, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 101, Register's Office Davidson County, Tennessee.

This is improved property known as: **1303 Greenfield Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this March 31, 2004.

Tyler McCain

Kevin Flemming

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kevin Flemming and Tyler McCain** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 31, 2004

My commission expires: 2006

Notary Public

ANDREW H. MALONEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.