**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**P. O. Box 1369**
**Brentwood, TN 37024-1369**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**The actual consideration or value, whichever is greater, for this transfer is $187,000.00**

**Affiant**

**Subscribed and sworn to before me, this 30th day of March, 2004.**

**Notary Public**
**My commission expires:** 9/11/05

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. My Commission Expires 09/0[illegible]/05

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| David M. Cathro | Chase Manhattan Mortgage | 82-16/389.00 |
| 711 Shelby Avenue | 343 Thornall St | |
| Nashville TN 37206 | Edison, N.J. 08837 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Susan T. Batson and James M. Huling, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David M. Cathr, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND in Davidson County, Tennessee, being Lot No. 95 on the Plan of William's First Addition to Edgefield, now East Nashville, of record in Plat Book 21, Page 45, Register's Office for said County.

SAID Lot No. 95 fronts 50.0 feet on the northerly side of Shelby Avenue and runs back between parallel lines 175.0 feet to an alley.

BEING the same property conveyed to Susan T. Batson and James M. Huling by deed dated 6/13/03 of record in Instrument No. 20030620-0085837, Register's Office for Davidson County, Tennessee.

GRANTOR HEREIN makes oath that the property herein described is non-owner occupied investment property not subject to claim of marital interest.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 711 Shelby 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 30th day of March, 2004.

Susan T. Batson

James M. Huling

Davidson County DEEDWARR
Recvd: 04/08/04 15:44 2pgs
Fees:13.00 Taxes:691.90

20040408-0040463

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Susan T. Batson and James M. Huling , with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 30th day of March, 2004.

Notary Public

My Commission expires 9/4/05

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005