Davidson County DEEDWARR
Recvd: 04/29/04 14:28 3pgs
Fees:18.00 Taxes:936.10
20040429-0048815

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER , FOR THIS TRANSFER IS $ 253,000.00

Affiant

Sworn to an subscribed before me, the undersigned, a Notary Public this 5th day of March, 2004.

JODY MARION HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN COMMISSION EXPIRES NOV. 26, 2006

Notary Public

My Commission Expires:

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Daniel Wittig
1804 Primrose Avenue
Nashville, TN 37212

SEND TAX BILL TO:
Webster Bank
3350 Riverwood Parkway
Suite 2270
Atlanta, GA 30339

MAP-PARCEL NUMBERS:
117.04-0-329.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jordan C. Feagan and wife, Joeanne L. Feagan,** hereinafter referred to as Grantors, hereby transfer and convey to **Daniel Wittig and wife Susan Wittig,** hereinafter referred to as Grantees, their heirs 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. 56 and the westerly 10 feet of Lot No. 57 on the Plan of Belmont Terrance, as of record in Plat Book 421, page 101 Register's Office for Davidson County, Tennessee more particularly described as follows:

Said Lot No. 56 and the western 10 feet of Lot No. 57 fronts 60 feet on the norther margin of Primrose Avenue and extends back between parallel lines 100.4 feet to an alley in the rear.

Being the same property conveyed to Jordan C. Feagan and wife Joeanne L. Feagan by deed from S. Kenneth Sizemore and wife Susan J. Sizemore of record in Book [illegible] page 985 Register's Office for Davidson County, Tennessee. 10781

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

County/City Taxes for the year 2004 are a lien, not currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes.

Plan of record in Plat Book 421, page 101, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office for Davidson County, Tennessee.

This is improved property know as 1804 Primrose Avenue, Nashville, TN 37212.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular numbers shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Being the same property conveyed to Jordan C. Feagan and wife Joeanne L. Feagan by deed from S. Kenneth Sizemore and wife Susan J. Sizemore of record in Book 1078, page 985 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

County/City Taxes for the year 2004 are a lien, not currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

Plan of record in Plat Book 421, page 101 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1804 Primrose Avenue, Nashville, TN 37212.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized 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, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 5th day of March, 2004.

Jordan C. Feagan

Joeanne L. Feagan

~~STATE OF TENNESSEE~~
~~COUNTY OF WILLIAMSON~~ GTO/MEXICO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jordan C. Feagan and wife Joeanne L. Feagan, with whom I am personally acquainted and who, acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 5 day of March, 2004.

Notary Public

My Commission Expires: _____

LIC. MANUEL GARCIA GARCIA
NOTARIA PUBLICA NO. 12
ESTADOS UNIDOS MEXICANOS
SAN MIGUEL DE ALLENDE, GTO.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED