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. 22715-04-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $255,000.00. Lorraine A. Cicotte Affiant Subscribed and sworn to before me this 30th day of April, 2004. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Lorraine A. Cicotte 7032 Wild Iris Drive Nashville, TN 37221	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.142.15-0E Parcel No. 009.00 CO

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, **Scott R. Tyrone and wife, Frances Tyrone**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lorraine A. Cicotte** ("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 7032 Wild Iris Drive, Nashville, TN 37221

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 30th day of April, 2004.

Scott R. Tyrone

Frances Tyrone
Frances Tyrone

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Scott R. Tyrone and wife, Frances Tyrone**, 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 30th day of April, 2004.

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires
SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 05/05/04 15:54 2pgs
Fees:13.00 Taxes:943.50

20040505-0051681

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Wildflower Place as of record in Plat Book 9700, page 444 as corrected in Book 10638, page 498, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Scott R. Tyrone and wife, Frances Tyrone by deed dated February 26, 2001 from Mark D. Branan and wife, Sarah Harper Branan of record as Instrument No. 20010228-0018758, 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 Grantee(s).
2. Declaration of Covenants, Conditions and Restrictions for Wildflower Place of record in Book 10395, page 316, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Wildflower Place Homeowners Association, Inc. of record in Book 10841, page 990, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record in Plat Book 9700, page 444 as corrected in Book 10638, page 498, Register's Office for Davidson County, Tennessee.
5. Easement for public utilities of record in Book 9981, page 190, Register's Office for Davidson County, Tennessee.