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. 23277-08-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $170,000.00. Affiant Subscribed and sworn to before me this 13th day of September, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Gerald E. Webber Trey F. Webber 1001 Willoughby Way Nashville, TN 37221	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.91-6 Parcel No. 311, 309 AND 308

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, **Norbert N. Borth and wife, Betty R. Borth, as to Lots 1401 and 1407 (A & D); Betty Borth, as to Lot 1405 (C)**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gerald E. Webber and wife, Trey F. Webber** ("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 1101, 1105, 1107 55th Avenue North, Nashville, TN 37209

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 13th day of September, 2004.

Norbert N. Borth

Betty R. Borth

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Norbert N. Borth and wife, Betty R. Borth, as to Lots 1401 and 1407 (A & D); Betty Borth, as to Lot 1405 (C)**, 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 13th day of September, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 09/28/04 15:43 2pgs
Fees:13.00 Taxes:629.00

20040928-0116818

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. A, C and D on the Plan of Resubdivision of Lots Nos. 1401, 1403, 1405 and 1407 of Block 199 on the Plan No. 1 of West Nashville as of record in Plat Book 547, page 139, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Norbert N. Borth and wife, Betty R. Borth by deed dated May 8, 1984 from Alice W. Jew, a widow of record in Book 6288, page 281, Register's Office for Davidson County, Tennessee. Norbert N. Borth and wife, Betty R. Borth have conveyed their interest in Lot C to Betty Borth by quitclaim deed of record in Book 6488, page 187, 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. All matters appearing on the Plan of record as Book 547, page 139, Register's Office for Davidson County, Tennessee.