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. 23331-08-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $485,000.00. Affiant Subscribed and sworn to before me this 30th day of September, 2004. Notary Public My Commission Expires: _____ RETURN TO: Box 10-A PREMIER ESCROW, LLC 4301 HILLSBORO ROAD, STE 300 NASHVILLE, TN 37215

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07

WARRANTY DEED

Address New Owner: Margaret C. Mazzone 1019 Noelton Avenue Nashville, TN 37204	**Send Tax Bills To:** Franklin American Mtg Co. 501 Corporate Center Drive Suite 400 Franklin, TN 37067	**Tax Information:** Map No.118.09-0 Parcel No. 037.00

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, **William Scott Habetz**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margaret C. Mazzone, unmarried** ("Grantee"), her 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 1019 Noelton Avenue, Nashville, TN 37204

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 September, 2004.

William Scott Habetz

Davidson County DEEDWARR
Recvd: 10/01/04 14:39 2pgs
Fees:13.00 Taxes:1794.50
20041001-0118702

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William Scott Habetz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2004.

Notary Public

My Commission Expires: _____

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 90 feet of Lot No. 4 and the westerly 20 feet of Lot No. 5 on the Plan of Leonte Subdivision of Lots 17, 18, and 19 in the Noelton property described in Book 5794, page 697, Register's Office, Davidson County, Tennessee; and further described according to a survey by John Kohl dated August 31, 1983, as follows:

Beginning on the southerly margin of Noelton Avenue, formerly 5th Street at a point 423 feet east of the easterly margin of Granny White Road, said point being 10 feet east of the corner of Lot Nos. 3 and 4; thence southwardly and parallel with the line between said two lots, 200 feet to the northerly line of Lot No. 25; thence eastwardly with said line and with the northerly line of Lot No. 24, 110 feet; thence 200 feet to the southerly margin of 5th street, now Noelton Avenue; thence with same westwardly 110 feet to the beginning.

Being the same property conveyed to William Scott Habetz, unmarried by deed dated 4/30/03 from Robert L. Early and wife, Kimberlee Maphis Early of record in Instrument No. 20030502-0058641, 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.