PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(_____) Title No: 45986
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/01/04 14:06 2pgs
Fees:13.00 Taxes:811.08
20041101-0130874

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cynthia M. Wiseman 616 Boscobel Street Nashville, Tennessee 37206	Chase Manhattan Mortgage Corporation 1400 E. Newport Center Drive Deerfield Beach, Florida 33442

TAX MAP-PARCEL NUMBERS: 093-04-005 **and part of** 093-04-006

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$219,209.51** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Karen Lee Charlton , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cynthia M. Wiseman** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 39, J.S. Williams Addition Edgefield, as recorded in Book 21, Page 45, Register's Office for Davidson County, Tennessee, and further described as follows:

Said Lot 39 fronts 50 feet on the southerly margin of Boscobel Street and running back between parallel lines 175 feet to an alley.

Being the same property conveyed to Karen Lee Charlton by deed from Elizabeth R. LeSelle, an unmarried person of record in Doc. No. 20040227-0022370, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Plat Book 21 Page 45, said Register's Office.

This is improved property, known as: 616 Boscobol Street, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of October, 2004.

Karen Lee Charlton

State of TENNESSEE

County of DAVIDSON

On this 29th day of October, 2004 , before me the undersigned authority, personally appeared Karen Lee Charlton , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instruments and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $219,209.51

Affiant

Sworn and subscribed before me this the 29th day of October, 2004

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public