This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 051-04-0
PARCEL: 163.00 & 164.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Nemo Hatcher
207 West Due West Avenue
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 11/12/04 11:55 2pgs
Fees:13.00 Taxes:236.80
20041112-0136227

WARRANTY DEED

THIS INDENTURE, made this 10th day of November, 2004 between

Mary Elizabeth Field and Frances Louise Harris Boner

hereinafter referred to as **Grantor**, and

Nemo Hatcher

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 7 and 8 of Block "C" on the Revised Plan of Power & Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office of said County, described as follows:

Beginning at a point in the Westerly margin of Argyle (for Argle) Avenue, the common corner of Lots Nos. 6 and 7; thence with the line between said two lots, Westwardly 236.4 feet to the common corner of Lots Nos. 6, 7, 21 and 22; thence with the Easterly line of Lot No. 21, Southwardly 78.6 feet to the Northerly line of Lot No. 15; thence with the Northerly line of Lots Nos. 15 and 14, Southeasterly 62 feet to the common corner of Lots Nos. 8, 9, and 14; thence with the line between Lots Nos. 8 and 9, Eastwardly 200 feet to the Westerly margin of Argyle (or Argle) Avenue; thence with same, Northwardly 100 feet to the beginning.

This being the same property conveyed to Mary Elizabeth Field and Frances Louise Harris Boner by Davidson County Chancery Court Order of record in Instrument Number 20040728-0090656, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2004 real property taxes which are to be prorated between the parties and paid at closing, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

MEF
D.L.B.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Mary Elizabeth Field **Frances Louise Harris Boner**

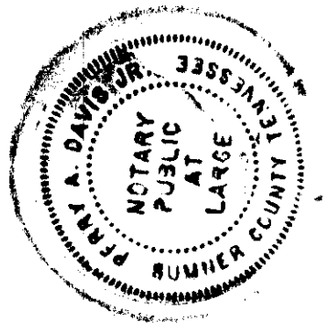
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Elizabeth Field and Frances Louise Harris Boner the within named bargainors, 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 and official seal at office this 10 day of November, 2004.

Notary

My Commission Expires: 4/30/05



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $64,000.00.

Affiant

Sworn to and subscribed before me, this 10th day of November, 2004.

Notary Public

My Commission Expires: 11/27/04

