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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. 23446-09-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $335,000.00. Michael S. Biek Affiant Subscribed and sworn to before me this 13th day of December, 2004. Notary Public My Commission Expires:

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

WARRANTY DEED

My Commission Expires JULY 19, 2008

Address New Owner: Michael S. Biek Linda L. Biek 2300 Springdale Drive Nashville, TN 37215	**Send Tax Bills To:** Chase Manhattan Mortgage Corp. 1040 Oliver Rd. Monroe, LA 71201	**Tax Information:** Map No.117.02-0 Parcel No. 147.00

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, **James E. Jewett, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael S. Biek and wife, Linda L. Biek** ("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 2300 Springdale Drive, Nashville, TN 37215

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 December, 2004.

James E. Jewett By Starling Davis

James E. Jewett, BY: Starling Davis, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Starling Davis,** with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said **Starling Davis** and is authorized by the said **James E. Jewett** to execute this instrument on HIS behalf.

Witness my hand, at Office, this 13th day of December, 2004.

My commission expires:

_____

Notary Public

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

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 12/22/04 14:44 2pgs
Fees:13.00 Taxes:1239.50

20041222-0152429

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4, Block 3 on the Plan of Stokes Tract, as of record in Plat Book 974, page 24, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to James E. Jewett by deed dated June 25, 1997 from William L. Shulman, unmarried of record in Book 10505, page 671, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been paid by the Grantor(s) and prorated by the parties.
2. All matters appearing on the Plan of record as Book 974, page 24, Register's Office for Davidson County, Tennessee.