PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 01/03/05 09:31 2 pgs
Fees:13.00 Taxes:1202.50
20050103-0000219

W & I Ref:(_____) Title No: 46081
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Willie Austin Davis Jr. Catherine Davis 5895 Willshire Drive Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 144-16-29

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Martha L. Schwartz, married**, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Willie Austin Davis Jr. and Catherine Davis** 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 No. 9 on the Plan of Otter Creek Hills of record in Book 2900, Page 110-111 Register's Office for said County to which Plan reference is made for a complete description.

Being the same property conveyed to Charles S. Riddle, Jr. and wife Martha L. Riddle by deed from Otter Creek Company of record in Book 3341, page 107 Register's Office for Davidson County, Tennessee. Charles S. Riddle, Jr. and Martha L. Riddle have since divorced. Charles S. Riddle, Jr. and Martha L. Riddle by Quitclaim Deed conveyed subject property to Charles S. Riddle, Jr. and Martha L. Riddle, as joint tenants with right of survivorship of record in Doc. No. 20020626-0076585 Register's Office for said County. Charles S. Riddle, Jr. has since died; Thereby leaving Martha L. Riddle as surviving tenant. Martha L. Riddle and Martha L. Schwartz are one and the same person.

David Schwartz, spouse of Martha L. Schwartz joins in this conveyance solely to convey any and all marital rights to subject property.

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

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2900 Page 110 and 111, said Register's Office, which Plan shows a 110 foot minimum building setback line from Willshire Drive and a 10 foot easement for public utility purposes along the rear line(s). And a 10 foot easement for drainage purposes along the northeasterly line of said lot.

This is improved property, known as: 5895 Willshire, Nashville, Tennessee 37215

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.

Martha L Schwartz

David Schwartz

State of FLORIDA
County of HILLSBOROUGH

On this 12-29-2004, before me the undersigned authority, personally appeared Martha L Schwartz and David Schwartz , 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 instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: MARCH 8 2006

Notary

Paul N. Bardua
Commission # DD089220
Expires March 8, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

State of FLORIDA
County of HILLSBOROUGH

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Sworn and subscribed before me this the 29 day of DEC 29TH, 2004

Notary Public

My Commission Expires: MARCH 8 2006

Paul N. Bardua
Commission # DD089220
Expires March 8, 2006
Bonded Thru
Atlantic Bonding Co., Inc.