Return to: First Title and Escrow Company, Inc.
Box 9B File Number 23767

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2005. Notary Public MY COMMISSION EXPIRES: 11/05/2006 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/21/05 14:11 2 pgs
Fees:13.00 Taxes:11840.00
20050121-0008095

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David T. Vandewater	NEW OWNER	MAP 130-7
4405 Iroquois Ave		PARCEL 10
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Paul W. Enoch, Jr. and wife, Sally S. Enoch**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David T. Vandewater and wife, Phyllis B. Vandewater**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the City of Belle Meade, Metropolitan Nashville and Davidson County, Tennessee, as follows:
BEING lot 13 and Lot 15 and the easterly one-half of Cherokee Circle (now Closed) on the Plan of "A subdivision of Lots 12 and 13 and Resubdivision of Lots 10 and 11 of Belle Meade Plan 2" in the City of Belle Meade, and of record in Plat Book 421, page 112, Register's Office for Davidson County, Tennessee, and being further described according to a survey dated March 24, 1990, by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor (Number 177, and whose address is 3608 Central Avenue, Nashville, Tennessee 37205) , as follows:

Beginning at an iron pipe in the south margin of Iroquois Avenue being the northeast corner of the herein described Lot 13, and said iron pipe being located 400.00 feet west of the west margin of Westview Avenue; thence, South 0 degrees 35 minutes 35 seconds East 266.00 feet to an iron pipe, being the common rear corner of Lot 192 and Lot 193 on the subdivision of "Part of Royal Oaks Land Co.'s Subdivision of The Baker Tract" of record in Plat Book 421, page 103, Register's Office for Davidson County, Tennessee thence, with the west line of said Lot 193, South 2 degrees 16 minutes 35 seconds East 134.00 feet to an iron pipe on the east side of the old Belle Meade Farm rock wall and said iron pipe being the southeast corner of Lot 15 described herein; thence, with the south line of said Lot 15 and the north line of Lot 14, North 88 degrees 30 minutes 30 seconds West 219.40 feet to an iron pin; thence North 88 degrees 30 minutes 30 seconds West 5.60 feet to a point; thence North 1 degree 10 minutes 05 seconds west 400.00 feet to an iron pin in the south margin of Iroquois Avenue, being the common front corner of the herein described Lot 13 and Lot 12 on the above mentioned plat of record in Plat Book 421, page 112, Register's Office for Davidson County, Tennessee; thence, with the south margin of said Iroquois Avenue, South 88 degrees 30 minutes 00 seconds East 225.00 feet to the point of beginning; and containing 2 acres, more or less.

BEING the same property conveyed to Paul W. Enoch, Jr. and wife, Sally S. Enoch by warranty deed from Sarah P. Hart and husband, H. Rodes Hart of record in Book 9136, page 841, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **4405 Iroquois Ave, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; **and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.** Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand(s) this the 14th day of January, 2005.

Paul W. Enoch, Jr.

Sally S. Enoch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Paul W. Enoch, Jr.** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that__he__ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 14th day of January, 2005.

My Commission expires 5-24-08

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sally S. Enoch** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that__she__ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 14th day of January, 2005.

My Commission expires 5-24-08

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.