PREPARED BY (AND RETURN TO):

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W & I Ref:(__gj____) Title No: 48391
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/22/06 13:54 2 pgs
Fees:13.00 Taxes:947.20
20061222-0158508

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Courtney P. Weiler Brian K. Weiler 1019 Battlefield Drive Nashville, Tennessee 37204	Wells Fargo Home Mortgage 2701 Wells Fargo Way Minneapolis, Minnesota 55408

TAX MAP-PARCEL NUMBERS: 11805011200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$256,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathy A. Morante, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Courtney P. Weiler and spouse, Brian K. Weiler** 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. 11 on the plan of a subdivision of Lot Nos. 1 and 2 of Block No. 10 and Lot Nos. 1 and 2 of Block No. 11 in Noelton, not of record, and described according to a survey made by Z. J. Wilkinson, dated May 22, 1941, as follows:

Beginning (at a point) on the southerly margin of Battlefield Drive, at the northwest corner of the property conveyed to Thomas Otto Lancaster and wife, deed from A. R. Greene and wife, as of record in Book 1340, page 252, Register's Office for said County; thence, with Lancaster's westerly line, southerly 200.89 feet thence, westwardly 75 feet to the corner of Lot Nos. 11 and 12; thence, with the line between said two lots, northwardly 200.6 feet to the southerly margin of said Battlefield Drive; thence, with said drive, westwardly, 73 feet to the point of beginning, however, included in the above description, BUT EXPRESSLY EXCLUDED from this conveyance is that triangular shaped part of the northwest corner of said lot consisting of 750 square feet conveyed to the State of Tennessee by deed as of record in Book 4815, page 650, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kathy A. Morante by deed from Tammie A. Potts, unmarried of record in Doc. No. 20000328-0031217, Register's Office for Davidson County, Tennessee.

Robert E. Watkins spouse of Kathy A. Morante joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 3944, page 165, said Register's Office.

This is improved property, known as: 1019 Battlefield Drive, Nashville, Tennessee 37204

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 22nd day of December, 2006.

Kathy A. Morante

Robert E. Watkins

State of TENNESSEE
County of DAVIDSON

On this 22nd day of December, 2006 , before me the undersigned authority, personally appeared Kathy A. Morante and **Robert E. Watkins**, 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: _____

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 $256,000.00

Affiant

Sworn and subscribed before me this the 22nd day of December, 2006

My Commission Expires: _____

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary Public