RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **March, 2001, by and between DR. ROBERT L. HALEY, JR., A MARRIED MAN, and JOY HALEY, HIS WIFE, hereinafter called Grantors, and GARY D. LEFTWICH, TRUSTEE OF THE JEAN H. BROWN CHARITABLE TRUST, ESTABLISHED UNDER THE IRREVOCABLE TRUST AGREEMENT OF WILLIAM H. HILL, DATED JANUARY 29, 1998, AND TO HIS SUCCESSORS IN TRUST, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, DR. ROBERT L. HALEY, JR., A MARRIED MAN, and JOY HALEY, HIS WIFE, Grantors, do hereby bargain, sell, transfer and convey unto GARY D. LEFTWICH, TRUSTEE OF THE JEAN H. BROWN CHARITABLE TRUST, ESTABLISHED UNDER THE IRREVOCABLE TRUST AGREEMENT OF WILLIAM H. HILL, DATED JANUARY 29, 1998, AND TO HIS SUCCESSORS IN TRUST, hereinafter referred to as Grantee, his/her successors, heirs and assigns, his undivided one-third interest in and to certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1202 S. GRAYCROFT AVE., MADISON, RN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

JOY HALEY, wife of DR. ROBERT L. HALEY, JR., the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

The Grantor herein hereby gives notice to Grantee that Grantor is considering the transfer of his interest in the herein described property as an Internal Revenue Service Section 1031 tax-free exchange.

WITNESS the hands and seals of Grantors on the day and year first above written.

Robert L. Haley Jr.

DR. ROBERT L. HALEY, JR. Signature of Seller

Joy Haley

JOY HALEY, Signature of Seller

Davidson County DEEDWARR
Recvd: 04/09/01 15:26 3pgs
Fees:15.00 Taxes:197.33

20010409-0034896

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, DR. ROBERT L. HALEY, JR., A MARRIED MAN, and JOY HALEY, HIS WIFE, 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, at office, this **30th** day of March, 2001.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

GARY D. LEFTWICH, TRUSTEE OF THE JEAN H. BROWN FAMILY TRUST
P.O. Box 939
Cookeville, TN 38503-0939

Property Address:

1202 S. GRAYCROFT AVE.
MADISON, RN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 51-6, PARCEL 32

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$53,333.33** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **March, 2001.**

Notary Public

My Commission Expires: 5/30/2004

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EXHIBIT 'A'

Lot No. 9 on the Plan of Oakland Acres, Section VI, as of record in Book 2330, page 97, Register's Office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete description.

INCLUDED IN THE PLAT DESCRIPTION FOR THE ABOVE LOT BUT EXPRESSLY EXCLUDED FROM THE HEREIN CONVEYANCE is that certain portion of the property which was vested in The Metropolitan Government of Nashville and Davidson County, Tennessee, by Agreed Final Order in the Third Circuit Court for Davidson County at Nashville, Docket No. 89C--111, and said Order being of record in Book 8463, page 415, said Register's Office, said portion being described as follows:

Beginning at a point on the westerly right-of-way of South Graycroft Avenue approximately 25 feet west of existing centerline; thence S8 26' 24"W along existing right-of-way line for a distance of 150.0 feet to a point; thence N81 23' 21"W for a distance of 5.0 feet to a point; thence N8 26' 24"E along proposed right-of-way line for a distance of 150.0 feet to a point; thence S81 23' 21"E for a distance of 5.0 feet to the point of beginning and containing therein an area of 750 (plus or minus) square feet.

BEING the same property conveyed to DR. ROBERT L. HALEY, DR. WILLIAM HAROLD HILL AND DR. HAROLD L. GENTRY, by Deed from B.R. SLAUGHTER AND WIFE, THERESA H. SLAUGHTER, of record in BOOK 4603, PAGE 374, Register's Office for DAVIDSON County, Tennessee. The said Dr. William Harold Hill subsequently conveyed his one-third undivided interest to GARY D. LEFTWICH, TRUSTEE OF THE JEAN H. BROWN CHARITABLE TRUST, ESTABLISHED UNDER THE IRREVOCABLE TRUST AGREEMENT OF WILLIAM H. HILL, DATED JANUARY 29, 1998, AND HIS SUCCESSORS IN TRUST, by Quitclaim Deed of record in Book 11204, page 676, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 51-6, PARCEL 32).

2. All matters as set forth on the Plan of record in Plat Book 2330, page 97, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Sewer Easement to Metropoliitan Government of Nashville and Davidson County, Tennessee, of record in Book 5104, page 165, said Register's Office.

4. Temporary easement for slope purposes to Metropolitan Government of Nashville and Davidson County, Tennessee, as recited in Order of record in Book 8463, page 416, said Register's Office.