File Box 9B
File 18210

This Instrument Was Prepared By:
MUDTER & PATTERSON
2000 Richard Jones Road
Suite 103
Nashville, Tennessee 37215

This Instrument was prepared solely upon information provided by the parties without benefit of a title search.

Address New Owner(s):	Send Tax Bills to:	Tax Information:
Beth Thornton Rader, et al 1015 Lynnwood Boulevard Nashville, TN 37215	New Owner	Map: 145 Parcel: 86.00

WARRANTY DEED

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, SPENCER P. THORNTON, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey an undivided 67% interest to BETH THORNTON RADER, DAVID S. THORNTON, RAY C. THORNTON and STEVEN P. THORNTON, as tenants in common, and an undivided 33% interest to BETH THORNTON RADER, TRUSTEE OF THE ANNIE C. THORNTON ANNUITY TRUST U/A DATED MARCH 17, 1993, ("Grantees"), their 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 5070 Villa Crest Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 "B" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "B" 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 this 20th day of July, 2001.

SPENCER P. THORNTON

Davidson County DEEDWARR
Recvd: 07/24/01 14:57 4pgs
Fees:23.00 Taxes:4340.10
20010724-0078468

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, of the state and county aforementioned, personally appeared Spencer P. Thornton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 20th day of July, 2001.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires
September 25, 2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,173,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of July, 2001.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires

My Commission Expires
September 25, 2004

Exhibit "A"

A tract of land in the 7th Civil District of Davidson County, Tennessee, being more particularly described from deeds of record as follows: Beginning at the southeast corner of R. A. Harris property, said point being a common corner to the original tract as conveyed to Juanita L. Moorehead, as of record in Book 1072, page 5, Register's Office for Davidson County, Tennessee; thence north 3 degrees each 627 feet to a point in the south boundary of Villa Estates Subdivision, as of record in Book 3600, page 66, Register's Office for Davidson County, Tennessee, said point being a corner to L. C. Anderson; thence south 87 degrees east 778.8 feet with said subdivision boundary to a point in the west boundary of Lakeview Manor Subdivision, as of record in Book 2133, pages 39 and 40, Register's Office for Davidson County, Tennessee; thence south 3 degrees west 990 feet to a point, said point being a common corner to Radnor Lake property (George A. Collin, Trustee); thence south 71 degrees 30 minutes west 575 feet with said Radnor Lake north property line to the southeast corner of property conveyed to Miriam M. Yarbrough, as of record in Book 1179, page 295, Register's Office for Davidson County, Tennessee; thence north 17 degrees west 267 feet to the northeast corner of said Yarbrough's property; thence north 26 degrees west 300 feet to the point of beginning, containing 18 acres, more or less.

Being the same property conveyed to Spencer P. Thornton by quitclaim deed from Beth Thornton Rader, Trustee of the Windy Hill Trust, dated March 17, 1993, recorded as Instrument No. 200107240078467, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Real property taxes for the year 2001, which have been prorated and assumed by Grantees.