THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18352**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. J - H Todd Affiant Subscribed and sworn to before me, this 1st day of OCTOBER, 2001. Notary Public My Commission Expires:

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Mr. James H. Todd 6420 Jocelyn Hollow Road Nashville, TN 37205	**Send Tax Bills To:** Union Planters Bank P.O. Box 2127 Memphis, TN 38101-2127	**Tax Information:** MAP 115-15 PAR 81 FB 08DZ 71410

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, KATE A. WASHBURN, TRUSTEE OF THE A.V. WASHBURN AND KATE A. WASHBURN REVOCABLE LIVING TRUST ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES H. TODD, UNMARRIED ("Grantee"), its 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 6420 Jocelyn Hollow Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its 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 "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" 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 1st day of OCTOBER, 2001.

Kate A. Washburn Trustee
KATE A. WASHBURN, TRUSTEE

Davidson County DEEDWARR
Recvd: 10/03/01 15:00 2pgs
Fees:13.00 Taxes:869.50
20011003-0107457

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, KATE A. WASHBURN, TRUSTEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of OCTOBER, 2001.

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 25, 2004

My Commission Expires: _____ Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of West Meade Farms Inc. Section "D", as of record in Plat Book 1835, pages 40 and 41, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to A.V. Washburn and wife, Kate Washburn by deed from Joseph Reynolds and wife, Elizabeth Suiter Reynolds of record in Book 2861, page 65, said Register's Office. The said A.V. Washburn and wife, Kate A. Washburn having conveyed their interest in said property to The A.V. Washburn and Kate A. Washburn Revocable Living Trust by quitclaim deed in Book 9914, page 705, Register's Office for Davidson County, Tennessee. The said A.V. Washburn having since died leaving Kate A. Washburn as the sole Trustee.

This conveyance is made subject to: (1) Easements of record in Book 6209, page 483; and (2) All matters appearing on the Plan of record in Plat Book 1835, page 40 and 41, said Register's Office.