THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 575,000.00

Affiant

Subscribed and sworn to before me, this 30th day of December, 2002

Notary Public

My Commission Expires: 10.12.05

Davidson County DEEDWARR
Recvd: 12/31/02 14:29 2pgs
Fees:13.00 Taxes:2127.50
20021231-0162766

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
BRIAN D. SETZER 117 Wentworth Avenue Nashville, Tennessee 37215	CAPITAL BANK & TRUST COMPANY 1820 West End Avenue Nashville, Tennessee 37203	MAP 116-16-0-B PARCEL 9

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED SEVENTY FIVE THOUSAND AND NO/100---------- ($ 575,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, MARGE H. EWERS AND HUSBAND, E. WILLIAM EWERS hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BRIAN D. SETZER AND MICHAEL S. DIXON, BOTH UNMARRIED, as Joint Tenants with Right of Survivorship 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:

BEING Lot No. 9 on the Plan of The Second Revision, The Iroquois of Nashville of record in Plat Book 6900, pages 61 and 62, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to Marge H. Ewers and Hamilton Cartwright, Jr. by deed from Iroquois Associates, a Tennessee joint venture composes of Edward J. Childer, Jr., Charles Campbell Brown, Bruce C. Davis and Robert M. Barnett, of record in Book 6922, page 789, Register's Office for Davidson County, Tennessee; the said said Hamilton Cartwright, Jr. having since conveyed his interest in subject property to E. William Ewers by Quitclaim Deed of record in Book 7967, page 502, said Register's Office.

This is improved property known as 117 Wentworth Avenue, Nashville, Tennessee 37215

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of The Second Revision, The Iroquois of Nashville of record in Book 6900, page 61 and 62, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of December, 2002.

Marge H. Ewers
MARGE H. EWERS

E. William Ewers
E. WILLIAM EWERS

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 MARGE H. EWERS AND HUSBAND, E. WILLIAM EWERS, the bargainor s, 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 and official seal this 30th day of December, 2002.

My Commission Expires: _____

A. J. Road
Notary Public

G. J. ROAD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Commission expires 5-29-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____.

My Commission Expires: _____

_____
Notary Public