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. 19745-01**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00. Affiant Subscribed and sworn to before me, this 13th day of JANUARY, 2003. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. & Mrs. Douglas Cruickshanks, Jr. 434 Westview Avenue Nashville, TN 37205	NEW OWNER	MAP 116-15 PAR 028.00 FB BM 02815

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, CHARLES M. THORNBURG AND WIFE, GRAY O. THORNBURG ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DOUGLAS CRUICKSHANKS, JR. AND WIFE, SONDRA B. CRUICKSHANKS ("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 434 Westview Avenue, 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 13th day of JANUARY, 2003.

CHARLES M. THORNBURG

GRAY O. THORNBURG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, CHARLES M. THORNBURG AND WIFE, GRAY O. THORNBURG, 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 13th day of JANUARY, 2003.

My Commission Expires: _____ Notary Public

NOTARY PUBLIC AT LARGE
GEORGE L. ... DAVIDSON COUNTY, TENN.
My Commission Expires September ...

Davidson County DEEDWARR
Recvd: 01/15/03 10:55 2pgs
Fees:13.00 Taxes:3885.00

20030115-0006319

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 82-B and the northerly 6 feet of Lot No. 84 on the Plan of Royal Oaks Subdivision, of record in Book 974, page 4, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 82-B and the northerly 6 feet of Lot No. 84 front 126 feet on the easterly margin of Westview Avenue and extends back between parallel lines 126 feet to a dead line.

Being the same property conveyed to Charles M. Thornburg and spouse, Gray O. Thornburg by deed from Jean C. Johnson, a single person of record in Book 9115, page 891, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 974, page 4, said Register's Office.