THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** Return to: **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19935-05**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $518,750.00. Affiant Subscribed and sworn to before me, this 28th day of JANUARY, 2003. Notary Public My Commission Expires:

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

My Commission Expires
September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Thomas Winn Chapman 606 Westview Avenue Nashville, TN 37205	U.S. Bank 9321 Olive Boulevard St. Louis, MO 63132	MAP 130-03 PAR 049.00 FB BM 02870

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, DAVID C. EDWARDS AND WIFE, ASHLEY W. EDWARDS ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to THOMAS WINN CHAPMAN, 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 606 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 28th day of JANUARY, 2003.

DAVID C. EDWARDS

ASHLEY W. EDWARDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DAVID C. EDWARDS AND WIFE, ASHLEY W. EDWARDS, 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 28th day of JANUARY, 2003.

My Commission Expires: _____

Notary Public

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

My Commission Expires
September 25, 2004

Davidson County DEEDWARR
Recvd: 01/31/03 16:10 2pgs
Fees:13.00 Taxes:1919.38

20030131-0014042

EXHIBIT "A"

Land in Davidson County, Tennessee, being parts of Lots No. 157 and 159 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract and of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, and being parts of Lots Nos. 20 and 21, Block 10, part of an unnamed street, and parts of Lots Nos. 1 and 2, Block 11, on the Plan of a resubdivision of part of said Royal Oaks Subdivision, of record in Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee, and being shown as part of Lots Nos. 157 and 159 on an unrecorded plan of said Royal Oaks Subdivision by W.S. Southgate, Surveyor, and described according to a copy of a survey made by T.R. Sanford and Norris H. Hickerson, described as follows;

Beginning at an iron pin in the easterly margin of Westview Avenue, said point being 30 feet south of an iron pin at the southwest corner of the property formerly owned by L.W. Cherry but now owned by Dr. C.O. Rhea, said point being 30 feet south of the northwest corner of the property conveyed to Dr. C.O. Rhea, Jr. and wife, by Royal Oaks Land Co.; thence along the margin of Westview Avenue south 5 deg. West 245 min. to an iron pin; thence south 85 deg. East 200 min. to an iron pin; thence north 5 deg. East 245 min. to an iron pin which is 30 feet south of an inner corner of the property conveyed to Rhea and wife by deed from Royal Oaks Land Co.; thence westerly and parallel to and 30 feet south of the line of said property conveyed to Rhea by deed from Royal Oaks Land Co. 200 feet to the beginning.

Being the same property conveyed to David C. Edwards and wife, Ashley W. Edwards by deed from Mildred Lewis Henry of record in Book 11379, page 11, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 5787, page 288 and Book 7629, page 384; and (3) All matters appearing on the Plan of record in Plat Book 421, pages 102 and 103, said Register's Office.