THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF January, 2003

Notary Public

MY COMMISSION EXPIRES: 5/4/07
(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nyles C. Ayers (NAME) | CAPITAL BANK and TRUST COMPANY (NAME) | MAP 106-11 |
| 200 Crutchfield Avenue (ADDRESS) | 1820 West End Avenue (ADDRESS) | PARCEL 11 |
| Nashville, Tennessee 37210 (CITY) (STATE) (ZIP) | Nashville, TN 37203 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Samuel J. Furrow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nyles C. Ayers

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:

Land in Davidson County, Tennessee, being Lot number 2 on the Plan of Final Plat of lots 1 and 2, Brown Subdivision, as of record as instrument number 20020513-0058572, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being a portion of the same property conveyed to Samuel J. Furrow by deed of record as instrument number 20021217-0155137, said Register's Office.

Davidson County DEEDWARR
Recvd: 02/05/03 15:17 2pgs
Fees:13.00 Taxes:1017.50
20030205-0016133

unimproved ( )
This is improved ( X ) property, known as 200 Crutchfield Avenue, Nashville, Tennessee 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of January, 2003

Samuel J. Furrow

STATE OF TENNESSEE

COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel J. Furrow

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at KNOXVILLE, Tennessee, this 27th day of January, 2003

Commission expires 3-6-05

Sharon L. Mills
Notary Public

SHARON L. MILLS NOTARY PUBLIC AT LARGE KNOX CO. TENN.

_____ a Notary Public within and for the

_____

_____ with whom I am personally acquainted and who

_____

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

as such _____.

Witness my hand and official seal at office at _____

day of _____.

My commission expires _____

Notary Public