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. 20049**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $227,500.00. Robert S. Huie Affiant Subscribed and sworn to before me, this 18th day of FEBRUARY, 2003. Notary Public My Commission Expires:

My Commission Expires September [illegible] 2004

WARRANTY DEED

Address New Owner: Mr. Robert S. Huie 2110 Westwood Avenue Nashville, TN 37212	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 104-15 PAR 345 FB 24W 10685

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, ROBERT A. ANDERSON AND SHARON B. ANDERSON, CO-EXECUTORS OF THE ESTATE OF ANNE ELIZABETH BATTLE ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ROBERT S. HUIE* ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*a single person

This is improved property located at 2110 Westwood Avenue, Nashville, Tennessee 37212.

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 18th day of FEBRUARY, 2003.

Robert S. Huie, Co-Executor

ROBERT A. ANDERSON, CO-EXECUTOR OF THE ESTATE OF ANNE ELIZABETH BATTLE

Sharon B. Anderson co-executor

SHARON B. ANDERSON, CO-EXECUTOR OF THE ESTATE OF ANNE ELIZABETH BATTLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ROBERT A. ANDERSON AND SHARON B. ANDERSON, 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 18th day of FEBRUARY, 2003.

My Commission Expires: GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 29, 2003

Notary Public

Davidson County DEEDWARR
Recvd: 02/20/03 16:05 2pgs
Fees:13.00 Taxes:841.75

20030220-0022756

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 75 feet of Lot No. 68 on the plan of Belair, as of record in Book 332, page 6, Register's Office for said County. Said easterly part of Lot No. 68 fronts 75 feet on the northerly side of Westwood Avenue, and runs back between parallel lines, with the westerly margin of an alley, 185 feet to an alley in the rear. Together with that portion of Alley No. 815 included in said property which was closed by Metropolitan County Council Bill No. 91-79, County Clerk's office for Davidson County, Tennessee.

Being the same property conveyed to Henry R. Perry and wife, Mary Frances Perry by deed from W.C. Farrar and wife, Elizabeth B. Farrar of record in Book 766, page 776, said Register's Office. Henry R. Perry has since conveyed his interest in said property to Mary Frances Perry by deed of record in Book 904, page 294, Register's Office for Davidson County, Tennessee. Mary Frances Perry has subsequently died and devised said property to Anne Elizabeth Battle by will of record in Will Book 213, page 472, Probate Court for Davidson County, Tennessee, a certified copy of which is of record in Book 11376, page 662, Register's Office for Davidson County, Tennessee. Anne Elizabeth Battle has died leaving instructions for said property to be sold by will of record in Will Book 4291, page 791828, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 638, page 526; (3) All matters appearing on the Plan of record in Plat Book 332, page 6, said Register's Office.