WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 214,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF FEBRUARY, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 30, 2004 DAVIDSON COUNTY, TN

INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, #01, 5115 MARYLAND WAY, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
George W. Shuff, IV and Christy M. Shuff	Union Planters Bank, N.A.	MAP: 91-15
4710 Elkins Avenue	P. O. Box 2282	Parcel: 341
Nashville, TN 37209	Memphis, TN 38101-2282	

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

ANTHONY C. HAGER, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

GEORGE W. SHUFF, IV AND WIFE, CHRISTY M. SHUFF

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4710 Elkins Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 14th day of February, 2003.

Anthony C. Hager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Davidson County DEEDWARR
Recvd: 02/21/03 09:14 2pgs
Fees:13.00 Taxes:791.80
20030221-0022956

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Anthony C. Hager, the bargainor(s), 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 Brentwood, Tennessee , this 14th day of February, 2003.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 30, 2004 DAVIDSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of the International Exposition Building Lot as shown on the Map of Charlotte Park Company's Addition, of record in Book 57, Page 103, Register's Office for said County, and described as follows:

Beginning at a point on the northerly margin of Elkins Avenue, formerly Second Avenue, 65 feet east of the easterly martin of 48th Avenue North, formerly 7th Street; thence easterly along the northerly margin of Elkins Avenue 50 feet; thence at right angles, and parallel with the easterly margin of 48th Avenue North, 150 feet to the southerly margin of an alley; thence westerly along the southerly margin of said alley, 50 feet to a point 65 feet east of the easterly margin of 48th Avenue North; thence southerly 150 feet to the point of beginning.

Being the same property conveyed to Anthony C. Hager, an unmarried man, by Warranty Deed from Ken Cunningham and wife, Dana Cunningham of record in Instrument Number 20020430-0052531, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.