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THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan, Esq.
Hix & Gray, PLC
1620 AmSouth Center
315 Deaderick Street
Nashville, TN 37238-1620

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,500.00.

Natasha Bilbrey
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28 day of February, 2003.

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

Notary Public
My Commission Expires: 1/4/06

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Jeffery C. Black
7916 Boone Trace
Nashville, TN 37221

SEND TAX BILLS TO:
CTX Mtg. Co.
P.O. Box 199113
Dallas, TX 75219

MAP-PARCEL NUMBERS:
126-15-A-53.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HOWARD L. CAUVEL and wife, ELIZABETH A.H. CAUVEL** hereinafter referred to as Grantor(s), hereby transfers and conveys to **JEFFERY C. BLACK,** hereinafter referred to as Grantee(s), his/her/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 No. 92, Phase One on the Plan of Boone Trace at Biltmore, as of record in Plat Book 7900, page 667, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Howard L. Cauvel and spouse, Elizabeth A. H. Cauvel by Warranty Deed from Kenneth P. Urick and wife, Susan K. Urick of record in Book 11528, page 549, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **7916 Boone Trace, Nashville, TN 37221.**

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 1 day of February, 2003.

HOWARD L. CAUVEL

Elizabeth A.H. Cauvel
ELIZABETH A.H. CAUVEL

Davidson County DEEDWARR
Recvd: 03/04/03 16:03 2pgs
Fees:13.00 Taxes:564.25

20030304-0028586

STATE OF Kansas)
COUNTY OF Johnson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **HOWARD L. CAUVEL**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 1ST day of ~~February~~ March, 2003.

Kayla E. Davis
Notary Public

My Commission Expires: ~~Aug. 30, 2003~~ Aug. 30, 2006

NOTARY PUBLIC - State of Kansas
KAYLA E. DAVIS
My Appt. Expires 8-30-06

STATE OF Kansas)
COUNTY OF Johnson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **ELIZABETH A.H. CAUVEL**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 1ST day of ~~February~~ March, 2003.

Kayla E. Davis
Notary Public

My Commission Expires: Aug. 30, 2006

NOTARY PUBLIC - State of Kansas
KAYLA E. DAVIS
My Appt. Expires 8-30-06