Return TO:
ACCURATE TITLE & ESCROW, INC.
175 E MAIN ST STE B
HENDERSONVILLE, TN 37075
(615) 822-0997

NEW OWNER:

SCOTT LEWIS
2450 DAVID DRIVE
NASHVILLE, TN 37214

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

SEND TAX BILLS TO:

Zebra Capital Partners, L.P.
4000 International Pkwy, #3000
Carrollton, TX 75007

FILE NO: 03-0174

Map 095
Group 0-080
Parcel 105

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 03/06/03 14:50 3pgs
Fees:18.00 Taxes:370.00
20030306-0029935

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thousand and 00/100 Dollars ($100,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHARLES R. DORNAN and wife, MARTHA J. DORNAN** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **SCOTT LEWIS,*** ("Grantee"), his/her heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **3rd** Civil District of **Davidson** County, Tennessee, bound and described as follows, to-wit:

* A Single Person

Beginning at an iron pin in the northeast margin of David Drive, the same being 17 feet northwest of a concrete monument at the point where the northeast margin of David Drive intersects the north margin of Woodberry Park Subdivision; thence along the margin of said road, North 47 deg. 23 min. West 120 feet to an iron pin; thence North 51 deg. 47 min. East 167.55 feet to an iron pin; thence South 31 deg. 05 min. east 130.9 feet to an iron pin in the North margin of Neidermauber's 16 foot access strip; thence South 56 Deg. 26 Min. West 131.53 feet to the point of beginning.

Being the same property conveyed to CHARLES R. DORNAN and MARTHA J. DORNAN, by virtue of a deed from William D. Bostick and wife, Thelma Ruth Bostick, dated 3/30/89, and recorded in Record Book 7805, Page 299, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 28th day of February, 2003.

CHARLES R. DORNAN

MARTHA J. DORNAN

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CHARLES R. DORNAN and MARTHA J. DORNAN**, 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 and official seal at office this 28th day of February, 2003.

NOTARY PUBLIC

My commission expires: 3/12/07

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The actual consideration or value, whichever is greater, for this transfer is **$100,000.00** .

AFFIANT

Sworn to and subscribed to before me this 28th day of February, 2003.

NOTARY PUBLIC

My commission expires: 1/17/07

TERESA STRICKLAND
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires