THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 20214**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is $226,400.00. Affiant Subscribed and sworn to before me, this 28th day of MARCH, 2003. Notary Public My Commission Expires:

BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Hugh R. Gaston 3508 Richland Avenue Nashville, TN 37205	SAME	MAP 104-05 PAR 400 FB 26W 02065

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, ALEXANDER HUGHES, UNMARRIED AND JANE LINDELL HUGHES, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to HUGH R. GASTON AND WIFE, ELIZABETH GASTON ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3508 Richland Avenue, Nashville, Tennessee 37205.

Subject property has never been the marital residence of Grantor, JANE LINDELL HUGHES.

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 28th day of MARCH, 2003.

ALEXANDER HUGHES, BY: MELANIE BAKER, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

JANE LINDELL HUGHES, BY: MELANIE BAKER, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELANIE BAKER, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said ALEXANDER HUGHES AND JANE LINDELL HUGHES and is authorized by the said ALEXANDER HUGHES AND JANE LINDELL HUGHES to execute this instrument on THEIR behalf.

Witness my hand, at Office, this 28th day of MARCH, 2003.

My commission expires:

Notary Public

Davidson County DEEDWARR
Recvd: 03/31/03 11:31 2pgs
Fees:13.00 Taxes:1318.68

20030331-0041790

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 97 Block "4" on the Plan of Richland Realty Co., Division "A", as of record in Plat Book 161, page 151, Register's Office for said County, dividing the subdivision of blocks into small lots, according to a printed copy of the unregistered plan subdivision the said block into small olots, described as follows:

Said Lot No. 97 fronts 52 feet on the northerly side of Richland Avenue, and runs back 146 feet on the east line and 138 feet on the west line, more or less, to an alley.

Being the same property conveyed to Alexander Hughes, unmarried and Jane Lindell Hughes, married by deed from Ellen Hobbs Lyle and husband, Walter C. Kurtz of record in Book 11599, page 273, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 161, page 151, said Register's Office.