THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20369**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Affiant Subscribed and sworn to before me this March 31, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

(2)

WARRANTY DEED

Address New Owner: Thomas M. Trabue, Jr. Evelyn K. Trabue 43 Concord Park East Nashville, TN 37205	**Send Tax Bills To:** SAME	**Tax Information:** 116-8-B-43.00C0

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, **James William Blevins and Betty Blevins Jensen**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas M. Trabue, Jr. and wife, Evelyn K. Trabue** ("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 43 Concord Park East, Nashville, TN, 37205, this is not the principal residence of either Grantor.

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 March 31, 2003.

James William Blevins

Betty Blevins Jensen, by James William Blevins, Attorney-in-Fact

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James William Blevins**, with whom I am personally acquainted (or 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, at office, this March 31, 2003.

Notary Public

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 04/07/03 10:53 2pgs
Fees:13.00 Taxes:1757.50

20030407-0045480

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, James William Blevins, 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 on behalf of Betty Blevins Jensen as her Attorney-In-Fact, as the free act and deed of the within named Betty Blevins Jensen.

Witness my hand and official seal at Nashville, Tennessee this 31st day of March, 2003.

NOTARY PUBLIC

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

SCHEDULE "A"

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Revision # 2 Sugartree Phase #2 as of record in Plat Book 4860, pages 79 and 80, amended in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5122, page 326, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and in Book 5238, page 93, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James William Blevins and Betty Blevins Jensen, a ½ undivided interest each by Quitclaim deed from Patty H. Blevins, Trustee of the Patty H. Blevins Revocable Trust, with full power appearing as Instrument No. 20011012-0111501, said Register's Office.

FOR INFORMATIONAL PURPOSES ONLY:
Property Address: 43 Concord Park East
Nashville, TN 37205

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR
3) Restrictions of record in Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 4857, page 157, made applicable in Book 4874, page 463, amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, amended and restated in Book 11758, page 466, Register's Office for Davidson County, Tennessee.
4) Easements of record in Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3400, page 63, Book 4005, page 367 and in Book 7061, page 100, Register's Office for Davidson County, Tennessee.; and
5) All matters appearing on the Plan of record in Plat Book 4860, pages 79 and 80, amended in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5122, page 326, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, Register's Office for Davidson County, Tennessee..