THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20338**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $410,000.00. Affiant Subscribed and sworn to before me, this 25th day of APRIL, 2003. Notary Public My Commission Expires:

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

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Mr. and Mrs. Jeffrey A. Kammer 416 Charlesgate Court Nashville, TN 37215	**Send Tax Bills To:** Union Planters Bank P.O. Box 2282 Memphis, TN 38101-2282	**Tax Information:** MAP 117-09-C PAR 013.00 CO FB 07DA 39339

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, HENRY J. COFFEY, JR. AND MARGO P. COFFEY, BOTH UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JEFFREY A. KAMMER AND WIFE, KAREN A. KAMMER ("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 416 Charlesgate Court, Nashville, Tennessee 37215.

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 25th day of APRIL, 2003.

Henry J. Coffey, Jr. by Starling Davis — Margo P. Coffey

HENRY J. COFFEY, JR. BY: STARLING DAVIS, ATTORNEY-IN-FACT, PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO, as Instrument # 20030506006011 — MARGO P. COFFEY

Davidson County DEEDWARR
Recvd: 05/06/03 11:37 3pgs
Fees:18.00 Taxes:1517.00
20030506-0060112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MARGO P. COFFEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of APRIL, 2003.

My Commission Expires: _____ Notary Public

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

My Commission Expires September 25, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STARLING DAVIS, 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 HENRY J. COFFEY, JR. and is authorized by the said HENRY J. COFFEY, JR. to execute this instrument on HIS behalf.

Witness my hand, at Office, this 25th day of APRIL, 2003.

My commission expires:

_____

_____
Notary Public

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

My Commission Expires
September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Burlington Subdivision, as of record in Plat Book 5200, pages 403 thru 406, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Henry J. Coffey, Jr. and wife, Margo P. Coffey by deed from William J. Whitson and wife, Bethany J. Whitson of record in Book 10110, page 617, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5863, page 796, amended in Book 6046, page 134; (3) Easements of record in Book 6929, page 646, Book 3401, page 545; and (4) All matters appearing on the Plan of record in Plat Book 5200, pages 430 thru 406, said Register's Office.