WARRANTY DEED

Address New Owner(s):

George D. and Sara L. Neutzler
9492 Ashford Place
Brentwood, Tennessee 37027

Send Tax Bills to:

Same

MAP-PARCEL NUMBERS
Map: 93-14
Parcel: 574.00

THIS INSTRUMENT WAS PREPARED BY:
Richard Piliponis, Attorney
116 Third Avenue, South
Nashville, Tennessee 37201

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $512,500.00.

George D. Neutzler, AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF May, 2003.

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER

NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-13-04

FOR AND IN CONSIDERATION of Ten Dollars and other good and valuable consideration, Shirley A. Redmond, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto George D. Neutzler and wife, Sara L. Neutzler, their successors and assigns, hereinafter referred to as Grantees, the following tract or parcel of land in Davidson County, Tennessee, to wit:

Being a parcel of property located in the 19th Councilmatic District of Nashville, Davidson County, Tennessee; Being Lot 1 on the plan of Section One Hundred Sixteen, Edgehill Estates as recorded September 16, 1976 in Book 5060, Page 17 in the Registers of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod (new) at the northerly right-of-way line of Division Street (R.O.W. Varies) and Seventh Avenue South (R.O.W. Varies) the said rod being the southwest corner of the hereon-described property;

Thence, following the northerly right of way line of said Seventh Avenue South, North 01 degrees 59 minutes 25 seconds West for a distance of 98.87 feet to an iron rod (new) being at the northwest corner of the hereon-described property, and a common corner of the CSX Transportation;

THENCE, leaving said Seventh Avenue South and following said CSX Transportation, North 88 degrees 05 minutes 35 seconds East for a distance of 125.00 feet to a concrete monument (old), said monument being the northeast corner of the hereon-described property;

THENCE, continuing with the said CSX Transportation, South 01 degrees 59 minutes 25 seconds East for a distance of 86.47 feet to an iron rod (new) on the northern right-of-way of said Division Street, said rod being the southeast corner of the hereon-described property;

THENCE, following said right-of-way, on a curve to the right, said curve having a radius of 870.00 feet, an arc length of 99.09 feet and a chord of South 66 degrees 41 minutes 32 seconds West for a distance of 99.03 to a point;

THENCE, continuing with said right-of-way, on a curve to the right, said curve having a radius of 25.00 feet, an arc length of 47.16 feet and a chord of North 55 degrees 59 minutes 47 seconds West for a distance of 40.47 to the point of beginning;

Containing 13,656 square feet of 0.313 acres +/-

Being the same property conveyed to Herbert H. Redmond and wife, Shirley A. Redmond by warranty deed from Burney Tucker and wife, Anita Tucker of record in Book 6301, Page 120, said Register's Office.

The said Herbert H. Redmond is deceased.

Davidson County DEEDWARR
Recvd: 05/16/03 16:10 2pgs
Fees:13.00 Taxes:1896.25

20030516-0067448

( ) Unimproved
This is (x) Improved Property known as 636 Division Street, Nashville, Tennessee 37203.

PICK-UP

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their 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.

IN WITNESS WHEREOF, We have hereto set our hands on this the 9th day of May, 2003.

Shirley A. Redmond

SHIRLEY A. REDMOND

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named, Shirley A. Redmond, the Grantor, 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 contained therein.

With my hand and official seal at Nashville, Tennessee, this 9th day of May, 2003.

NOTARY PUBLIC

My Commission Expires:

10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY