THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** Return to: **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20581**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me, this 2nd day of May, 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/MRS. JAMES G. EASTER, JR. 518 Neilwood Drive Nashville, Tennessee 37205	**Send Tax Bills To:** AMSOUTH BANK 2050 Parkway Office Circle, North Bldg. Birmingham, AL 35244	**Tax Information:** MAP 115-14 PAR 23.00 FB 08DZ72300

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, GAYLE CUMMINS ALEXANDER, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES G. EASTER, JR. AND WIFE, BETH EASTER ("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 518 Neilwood Drive, Nashville, Tennessee 37205.

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 2nd day of May, 2003.

GAYLE CUMMINS ALEXANDER

Davidson County DEEDWARR
Recvd: 05/16/03 16:49 2pgs
Fees:13.00 Taxes:925.00

20030516-0067501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, GAYLE C. ALEXANDER, 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 2nd day of May, 2003.

My Commission Expires: _____

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

My Commission Expires September 25, 2004

Notary Public

Schedule "A"

Land in Davidson County, Tennessee, being Lot No. 720 on the Plan of West Meade Farms, Inc., Section VIIJas of record in Plat Book 2331, page 13, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David K. Alexander and wife, Gayle Cummins Alexander by deed from West Meade Farms, Inc. of record in Book 2488, page 594, said Register's Office. The said David K. Alexander having since died.

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 2331, page 13, Register's Office for Davidson County, Tennessee.