ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.	This instrument has been prepared by:
Ann W. Rowe		Map: 117-9-C	Joseph V. Ferrelli
305 Charlesgate Place	(same)		104 Woodmont Blvd.,#115
Nashville, TN 37215		Parcel: 21	Nashville, TN 37205

State of Tennessee}
County of Davidson}
The actual consideration of value, whichever is greater for this transaction, is $421,665.00

Ann W. Rowe
Affiant

Sworn to and subscribed before me this 22 day of May, 2003.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

This space left blank for Register's use:

Davidson County DEEDWARR
Recvd: 05/27/03 15:44 2pgs
Fees:13.00 Taxes:1560.12
20030527-0071412

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Grace Ann Greer, now known as Grace Ann House** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Ann W. Rowe** (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Burlington, a Planned Unit Development, as of record Book 5200, pages 403-406, and amended in Book 5800, page 185, said Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete description of said lot.

Being the same property conveyed to Grace Ann Greer, a married person, by deed from James E. Richards, III, and wife Donna K. Richards, of record in Book 10886, page 160, said Register's Office. Grace Anne Greer, a married person, is now known as Grace Ann House, having since been married to Ben House.*

** Ben House has never resided in the above-described real property. He does not have a homestead or any other interest in the above-described property.*

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record at Book 5200, page 403, as amended in Book 5800, page 185, said Register's Office.

3. Restrictive Covenants of record in Book 5863, page 796, as amended in Book 6046, page 134, said Register's Office.
4. Sanitary Sewer easement of record in Book 3401, page 543, said Register's Office.
5. Second a Addendum to agreement to maintain road of record in Book 10614, page 900, said Register's Office.
6. Any and all other matters of public record.

This is improved property commonly known as 305 Charlesgate Place, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22ND day of May, 2003.

Grace Ann House

Grace Ann House
(signed by Brian Jernigan, with Power of Attorney to do so)

STATE of TENNESSEE
COUNTY of DAVIDSON

On this 22ND day of MAY, 2003, before me personally appeared Brian Jernigan, to me known to be the person who executed the foregoing instrument on behalf of Grace Ann Greer, now known as Grace Ann House, pursuant to a Power of Attorney, and who acknowledged that he executed the foregoing instrument as the free act and deed of the said Grace Ann House.

WITNESS my hand and official seal at Nashville, Tennessee, this 22ND day of MAY, 2003.

Joseph V. Ferrelli

Notary Public

My Commission Expires:

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004