RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY

H. Anthony Duncan, Esq.
Hix & Gray, PLC
1620 AmSouth Center
315 Deaderick Street
Nashville, TN 37238-1620

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 197,000.00.

J. Hart
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of May, 2003.

Notary Public
My Commission Expires: 10/12/05

Davidson County DEEDWARR
Recvd: 05/30/03 10:20 3pgs
Fees:18.00 Taxes:728.90
20030530-0073026

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Gregory W. Munson et ux
2012 12th Avenue South
Nashville, TN 37204

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
201 4th Avenue, North
Nashville, TN 37219

MAP-PARCEL NUMBERS:
105-090-220.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SOUTHERN HOME DEVELOPERS, LLC a Tennessee limited liability Company** hereinafter referred to as Grantors, hereby transfers and conveys to **GREGORY W. MUNSON and wife, GRACE C. MUNSON,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

SEE ATTACHED LEGAL DESCRIPTION

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantees.

This is improved property known as: **2012 12th Avenue South, Nashville, TN 37204.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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.

Witness my hand this 28th day of May, 2003.

SOUTHERN HOME DEVELOPERS, LLC,
a Tennessee limited liability Company

By: Thomas J. Gaffney Chief Manager
THOMAS J. GAFFNEY
Its: Chief Manager

By: Pamela E. Gaffney
PAMELA E. GAFFNEY
Its: Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **THOMAS J. GAFFNEY and PAMELA E. GAFFNEY**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Chief Manager and Secretary, respectively of Southern Home Developers, LLC, the within-named bargainor, a Tennessee limited liability company, and that they as such Chief Manager and Secretary, executed the foregoing instrument for the purposes therein contained by signing the name of the Southern Home Developers, LLC by the said Thomas J. Gaffney and Pamela E. Gaffney as such Chief Manager and Secretary, respectively.

Witness my hand this the 28th day of May, 2003.

Notary Public

My Commission Expires: 9/25/2004



LEGAL DESCRIPTION/ EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 6 in A.B. Hill's Subdivision of the Plant Lands, a plan of which is of record in Book 332, Page 65, Register's Office for said County.

SAID Lot No. 6 fronts 52 feet on the easterly side of 12th Avenue South, formerly Kayne Avenue, and extends back eastwardly between parallel lines, with the south margin of Caldwell Avenue 150 feet to an alley in the rear.

BEING part of the same property conveyed to SOUTHERN HOME DEVELOPERS, LLC, a Tennessee limited liability company, by Warranty Deed from Robert J. Shaub and Robert Brian Shaub of record as Instrument No. 20020903-0106176, Register's Office for Davidson County, Tennessee.