WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 225,000.00

Robert C Sullivan
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 2nd day of JUNE, 2003.

Notary Public
My Commission expires: 3-27-04

PICK-UP

Davidson County DEEDWARR
Recvd: 06/04/03 15:36 2pgs
Fees:13.00 Taxes:832.50
20030604-0076706

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#03050005

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Robert Christopher Sullivan, 3436 Stokesmont Nashville, TN 37215	New Owner	117-07-0 / 133.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Robert Christopher Sullivan , and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **The William H. Shubert Trust, Leta Louise Sproule, and Robert Allen Shubert,** the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

Robert Christopher Sullivan un-married , the GRANTEE herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being the north one-half of Lot No. 103 on the Map of the North part of Noel's Subdivision of Watkin's Grove, of record in Bok 547, page 156, Register's Office for said County.

Said part of said Lot No. 103 fronts 100 feet on the East side of Hord Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Ray A. Shubert and wife, Marilee Shubert by Deed of record in Book 1539, page 331, Register's Office for Davidson County, Tennessee. The said Marilee Shubert having predeceased Ray A. Shubert on 01/11/2000 and the said Ray A. Shubert having since died on 01/07/2003. , The property was devised to The William H. Shubert Trust, Robert Allen Shubert and Leta Louise Sproule, pursuant to the Last Will and Testament of Ray A. Shubert, Docket No. 03P-662, Seventh Circuit Court for Davidson County, Tennessee. Kenneth R. Kraft being named alternate Trustee of the William H. Shubert Trust in accordance with the provisions of Article I,(2) of the said Last Will and Testament.

The above description is the same as in the previous deed of record.

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 the 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 is unencumbered, unless otherwise herein set out. We do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2003 Property taxes are to be prorated and assumed by the GRANTEES.
Restrictive Covenants of Record in Book 1454, page 430, Register's Office for Davidson County, Tennessee.; Storm water and Sanitary Sewer Easement of Record in Book 4076, page 494, Register's Office For Davidson County, Tennessee.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0305-5

This is improved property known as: 3436 Stokesmont, Nashville, TN. 37215.

Witness our hands this 2nd day of JUNE, 2003.

The William H. Shubert Trust

By: _____ Co-Trustee
Kenneth R. Kraft

_____
Leta Louise Sproule

by: Robert Allen Shubert by William H Shubert Attorney in Fact
Robert Allen Shubert
by: William H. Shubert, Attorney-in-fact

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis, a Notary Public in and for said County and State, the within named Kenneth R. Kraft, Trustee of The William H. Shubert Trust the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of JUNE, 2003.

_____
NOTARY PUBLIC

My Commission Expires: 3-27-04

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Leta Louise Sproule the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of JUNE, 2003.

_____
NOTARY PUBLIC

My Commission Expires: 3-27-04

STATE OF TENNESSEE }
COUNTY OF Davidson }

On this 2nd day of June, 2003, before me personally appeared William H. Shubert _____, to me known, (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument as attorney-in-fact in behalf of Robert Allen Shubert and who acknowledged that he executed the same as the free act and deed of Robert Allen Shubert.

Subscribed and sworn to before me.

_____
NOTARY PUBLIC

My Commission Expires: 3-27-04