THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $549,000.00. Affiant Subscribed and sworn to before me, this 30th day of MAY, 2003. Notary Public My Commission Expires:

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 20420

Davidson County DEEDWARR
Recvd: 06/05/03 08:59 2pgs
Fees:13.00 Taxes:2031.30

20030605-0077380

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

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Mr. and Mrs. Burton H. Hummell 106 Lexington Court Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 131-01-J PAR 017.00 CO FB 07DA 92770

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, REESE J. PAYNE AND WIFE, EMILY L. PAYNE ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to BURTON H. HUMMELL AND WIFE, LINDA L. HUMMELL ("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 106 Lexington Court, Nashville, Tennessee 37215.

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 30th day of MAY, 2003.

REESE J. PAYNE

EMILY L. PAYNE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, REESE J. PAYNE AND WIFE, EMILY L. PAYNE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th 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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Lexington Green Phase 2, as of record in Plat Book 6900, page 798, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Reese J. Payne, married by deed from William J. Brown, unmarried of record in Book 10054, page 835, said Register's Office. Title being vested in Reese J. Payne and wife, Emily L. Payne by quitclaim deed of record in Book 11147, page 83, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 7700, page 476, amended in Book 9282, page 442; (3) Easements of record in Book 4286, page 809; and (4) All matters appearing on the Plan of record in Plat Book 6900, page 798, said Register's Office.