THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20737-04-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: ~~$700,000.00~~ Affiant Subscribed and sworn to before me, this 2nd day of June, 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:	**Send Tax Bills To:**	**Tax Information:**
Pete Zabaski Laura Zabaski Lot605 Lynnwood Blvd. Nashville, TN 37205	NEW OWNER	Map No.130.03 Parcel No. 080.00

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, **Benjamin C. Sampson and wife, Brenda Sampson**, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Pete Zabaski and wife, Laura Zabaski** ("Grantee"), their 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 605 Lynnwood Blvd., Nashville, TN, 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 June 2, 2003.

Benjamin C. Sampson

Brenda Sampson
By Benjamin C. Sampson, Attorney in Fact.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Benjamin C. Sampson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2003.

Notary Public

My Commission Expires:

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

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 06/11/03 08:20 3pgs
Fees:18.00 Taxes:2590.00

20030611-0080384

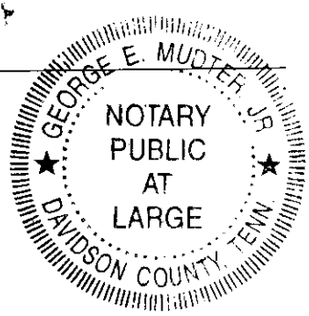
STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Benjamin C. Sampson, Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Brenda Sampson, Principal, as her Attorney-In-Fact, as the free act and deed of the within named Principal.

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

Notary Public

My Commission Expires: _____



My Commission Expires
September 23, 2004

EXHIBIT "A"

Land in the 7th Civil District of Davidson County, Tennessee, being part of Lots No. 142, 144 and 146 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Lynnwood Boulevard, at the southeast corner of Lot 11 of Block #10 on the plat of John Calhouns resubdivision of part of Royal Oaks Subdivision, as of record in Book 547, page 167, said Register's Office; thence with the westerly margin of said Boulevard, southwardly 212 feet, thence westwardly and parallel with the southerly line of Lots No. 10 and 11 on said Calhoun's Subdivision, 300 feet, thence northwardly parallel with the westerly margin of Lynnwood Boulevard, 212 feet to the southerly line of said Lot No. 10 thence with the southerly line of Lots Nos. 10 and 11 eastwardly 300 feet to the point of beginning.

Being the same property conveyed to Benjamin C. Sampson and wife, Brenda Sampson by deed from Stanley H. Moress Living Trust dated May 18, 1999 appearing as Instrument No. 199912070300583, said Register's Office.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR
3) All matters appearing on the Plan of record in Plat Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.