THIS INSTRUMENT PREPARED BY:
Mudter Morgan & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

Return TO.
File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 20532

Davidson County DEEDWARR
Recvd: 06/11/03 08:58 2pgs
Fees:13.00 Taxes:3034.00

20030611-0080455

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $820,000.00.

Kimberly Forrest
Affiant

Subscribed and sworn to before me, this 30th day of MAY, 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:**
Ms. Kimberly Forrest	Bank of America	MAP 117-01
706 Bowling Avenue	P.O. Box 1675	PAR 111
Nashville, TN 37215	Coraopolis, PA 15108-6903	FB 07DA 02230

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, LETA MORRIS WITHERS AND HUSBAND G. ADAMS WITHERS ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KIMBERLY FORREST, MARRIED ("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 706 Bowling Avenue, 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.

Leta Morris Withers
LETA MORRIS WITHERS

G. Adams Withers
G. ADAMS WITHERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, LETA MORRIS WITHERS AND HUSBAND G. ADAMS WITHERS, 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 the North 100.3 feet of Lot 4 on the Plan of Forrest Park Land Improvement Company, as of record in Plat Book 161, page 144, Register's Office for said County, described as follows:

Said part of Lot No. 4 fronts 100.3 feet on the east side of Bowling Avenue, formerly Golf Club Road and extends back between parallel lines, 250 feet to a dead line.

Being the same property conveyed to Leta Morris Withers and husband, G. Adams Withers by deed from Ronald Steine and wife, Cindy Steine appearing as Instrument No. 200008020076305, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 161, page 144, said Register's Office.