THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20439**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $489,000.00. Affiant Subscribed and sworn to before me, this 13th 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: Mr. and Mrs. Lawrence Brett Babat 200 Leake Avenue Nashville, TN 37205	**Send Tax Bills To:** U.S. Bank, N.A. 4801 Frederica Street Owensboro, KY 42301	**Tax Information:** MAP 116-13 PAR 095 FB BM 07382

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, DAVID M. LANDERS, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to LAWRENCE BRETT BABAT AND WIFE, JACQUELINE BABAT ("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 200 Leake Avenue, Nashville, Tennessee 37205.

AMY LANDERS, the spouse of DAVID M. LANDERS, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said DAVID M. LANDERS.

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 13th day of JUNE, 2003.

DAVID M. LANDERS

AMY LANDERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DAVID M. LANDERS AND AMY LANDERS, 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 13th day of JUNE, 2003.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

My Commission Expires: _____ Notary Public

Davidson County DEEDWARR
Recvd: 06/20/03 11:25 2pgs
Fees:13.00 Taxes:1809.30

20030620-0085590

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Plan of Bellemeade Subdivision, as of record in Plat Book 1130, page 3, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffrey E. Smith and David M. Landers by deed from Margaret Joy Heath and Thomas E. O'dell of record in Book 11497, page 788, said Register's Office. The said Jeffrey E. Smith and wife, Kelli J. Smith, having conveyed their interest in subject property to David M. Landers by quitclaim deed appearing as Instrument No. 20000907-0088724, 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 1066, page 618; and (3) All matters appearing on the Plan of record in Plat Book 1130, page 3, said Register's Office.