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. 20801-05-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. D Sara Fowler Affiant Subscribed and sworn to before me, this 20TH day of June, 2003. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE
WILLIAM T. CHAPMAN IV
DAVIDSON COUNTY, TENN
My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 06/30/03 08:42 3pgs
Fees:18.00 Taxes:888.00

20030630-0089699

WARRANTY DEED

Address New Owner: Ricky Getsay Dorothy Sara Fowler 916 Rodney Drive Nashville, TN 37205	**Send Tax Bills To:** National Bank of Commerce 115 29th Avenue South Nashville, TN 37212	**Tax Information:** Map No.115.01 Parcel No. 024.00

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, **Michael M. Nutt and wife, Emily S. Nutt**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ricky Getsay and Dorothy Sara Fowler** ("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 916 Rodney Drive, 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 20, 2003.

Michael M. Nutt by Emily S. Nutt Attorney in Fact — Emily S. Nutt

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Emily S. Nutt**, 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, at office, this 18TH day of June, 2003

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE
WILLIAM T. CHAPMAN IV
DAVIDSON COUNTY, TENN
My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE, COUNTY OF DAVIDSON

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Emily S. Nutt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Michael M. Nutt as his Attorney-In-Fact, as the free and and deed of the within named Michael M. Nutt.

Witness my hand and official seal at Nashville, Tennessee this 18TH day of June, 2003.

NOTARY PUBLIC

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Glennwood-Section II as of record in Plat Book 2854, page 18, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Michael M. Nutt and wife, Emily S. Nutt by deed dated 6/28/02 from William P. Hamilton and wife, Katherine S. Hamilton, and William Pickett Stokes, Jr. (a/k/a William P. Stokes) of record in Instrument No. 20020708-0082006, Register's Office for Davidson County, Tennessee.

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
3) All matters appearing on the Plan of record in Plat Book 2854, page 18, Register's Office for Davidson County, Tennessee.