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. 20728**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me, this 20th day of JUNE, 2003. Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 06/30/03 08:21 2pgs
Fees:13.00 Taxes:1572.50

20030630-0089707

WARRANTY DEED

Address New Owner: Mr. Glen P. Oxford 922 Kirkwood Avenue Nashville, TN 37204	**Send Tax Bills To:** National City Mortgage P.O. Box 1024 Dayton, OH 45401-1024	**Tax Information:** MAP 118-01 PAR 436.00 FB 16DA 12390

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, CATHERINE M. LUCAS AND HUSBAND AERON J. LUCAS ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to GLEN P. OXFORD, UNMARRIED ("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 922 Kirkwood Avenue, Nashville, Tennessee 37204.

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 20th day of JUNE, 2003.

CATHERINE M. LUCAS

AERON J. LUCAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, CATHERINE M. LUCAS AND HUSBAND AERON J. LUCAS, 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 20th day of JUNE, 2003.

My Commission Expires: _____

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 4 and 5 on the Plan of W. D. Gale's Kirkwood Addition, as of record in Plat Book 332, page 76, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Catherine M. Lucas and husband, Aeron J. Lucas by deed from Broadway Properties, L.P. of record in Instrument No. 20000104-0000851, 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 332, page 76,said Register's Office.