Keath 48A

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. 21123-06-2003

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $325,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of June, 2003.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE
April N. Provo
My Commission Expires Sept. 24, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 07/03/03 14:12 2pgs
Fees:13.00 Taxes:1202.50

20030703-0092636

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Earl H. Grochau, II Mary S. Grochau 4013 Estes Road Nashville, TN 37215	Oxxford Mortgage, LLC 210 Automation Way Birmingham, AL 35283	Map No.116.16 Parcel No. 058.00

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, **Thomas Edward Weimar** and JAMES BERNARD WEIMAR, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Earl H. Grochau II and Mary S. Grochau*** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*wife

This is improved property located at 4013 Estes Road, Nashville, TN, 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 June 27, 2003.

Thomas Edward Weimar by James Bernard Weimar as atty-in-fact — James Bernard Weimar

Thomas Edward Weimar by James Bernard Weimar as Attorney-In-Fact

James Bernard Weimar

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, James Bernard Weimar, 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 on behalf of Thomas Edward Weimar as his Attorney-In-Fact, as the free and and deed of the within named Thomas Edward Weimar.

Witness my hand and official seal at Nashville, Tennessee this 27th day of June, 2003.

NOTARY PUBLIC

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Thomas Edward Weimar**, 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 27th day of June, 2003

NOTARY PUBLIC

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

EXHIBIT "A"

Land in Davidson County, Tennessee, being 4 on the map of Part One, Evergreen Heights, as of record in Plat Book 1130, page 19, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to Edward B. Weimar, Jr. and wife, Mildred L. Weimar by deed dated, September 19, 1945 from Richard H. Jones and wife, Norma Sanders Jones of record in Book 1340, page 120. The said Edward B. Weimar, Jr. having since died. The said Mildred L. Weimar having subsequently died and devising subject property to Thomas Edward Weimar and James Bernard Weimar by Last Will and Testament, Probate No. 03P-135, Probate Court 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 OR

1. All matters appearing on the Plan of Part One Evergreen Heights Co. of record in 1130-19 and as amended in 1583-637, Register's Office for Davidson County, Tennessee.