THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 07/10/03 14:38 2pgs
Fees:13.00 Taxes:678.95

20030710-0095816

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***183,500.00.

Affiant

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

Subscribed and sworn to before me this 30th day of June, 2003.

Notary Public

My Commission Expires: 7/17/06

ADDRESS OF NEW OWNER

MICHAEL JON FLUCK
1503 Lischey Avenue
Nashville, Tennessee 37207

SEND TAX BILLS TO

Guaranty Trust Company
640 Broadmor Blvd #100
Murfreesboro, TN 37129

MAP & PARCEL NOS.

MAP 71-12
PARCEL 18

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY THREE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($***183,500.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, PETER J. RICHARDS, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto MICHAEL JON FLUCK, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 5 on the Plan of the Old William White Lands as of record in Plan Book 1, page 115, Chancery Court at Nashville, described as follows:

BEGINNING on the easterly margin of Lischey Avenue at a point 1,644 feet, more or less, north of the southwest corner of original Lot No. 7 on the above mentioned Plan, being the northerly margin of a private street or right of way 50 feet wide, conveyed by Thomas S. Joy to Joy Floral Company by deed recorded in Book 365, page 21, Register's Office for said County; thence with the easterly margin of Lischey Avenue, northerly 144.0 feet to H.M. Joy's southwest corner; thence with his south line, easterly 154.0 feet, more or less, to a private alley; thence with the westerly margin of said alley, southerly 144.0 feet to the northerly margin of said private street; thence with the northerly margin of said street, westerly 154.0 feet, more or less, to the beginning, including but excluding from the above boundaries a graveyard out of the northeast corner of said lot, with the right of ingress and egress thereto.

BEING the same property conveyed to Peter J. Richards by deed from Howard A. Hood, unmarried, of record in Book 10646, page 188, Register's Office for Davidson County, Tennessee.

This is improved property known as 1503 Lischey Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Old William White Lands of record in Book 1, page 115, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of June, 2003.

* Peter J. Richards
Peter J. Richards

BY: * Jaan Sturgis
Jaan Sturgis
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jaan Sturgis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Peter J. Richards, and acknowledged that he executed the same as the free act and deed of the said Peter J. Richards.

WITNESS my hand and seal this 30th day of June, 2003, 19 WG.

Notary Public

My Commission Expires: 10/12/05 WG 7/1/06

W. AARON FORTNER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.