[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
John S. Phipps, Jr. and Robert W. Medaugh etux	New Owners	Map 131-03-0
PO Box 50026		Parcel 26
Nashville, TN 37205		26b 11534

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Robert Phipps and John Phipps, Jr. successor trustees of the Edward H. Medaugh, Jr. Trust** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto, **John S. Phipps, Jr. and Robert W. Medaugh and wife, Nancy S. Medaugh**(The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Lone Oak Subdivision, of record in Plat Book 5210, page 217 as amended in Book 5681, page 721, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Edward H. Medaugh, Jr., of record in Book 6361, page 499, and Quitclaimed to Edward H. Medaugh, Jr., Trustee of the Edward H. Medaugh, Jr. Trust of record in Book 11264, page 619, Register's Office for Davidson County, Tennessee. The said Edward H. Medaugh, Jr. having since died.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record in Book 5210, page 217, as amended in Book 5681, page 721, said Register's Office.
3. Easement of record in Book 5694, page 386, said Register's Office.

This is improved property commonly known as 4113 and 4113A Lone Oak Road, Nashville, Tennessee 37215.

Davidson County DEEDWARR
Recvd: 07/11/03 11:43 3pgs
Fees:18.00 Taxes:795.50
20030711-0096431

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me this 17th day of June, 2003.

Notary Public

My Commission Expires: 3-31-07

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

And Grantor does covenant with the said Grantees that the Grantor 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 set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 17th day of June, 2003.

Edward H. Medaugh, Jr. Trust
By: _____ TTEE
John Phipps, Trustee

Edward H. Medaugh, Jr. Trust 2EP
By: _____
Robert Phipps, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert Phipps, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he to be the trustee of the Edward H. Medaugh, Jr. Trust and that he as such trustee executed the foregoing instrument for the purpose therein contained, by signing the name of the trust by himself as trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of **June,** 2003.

Notary Public

My Commission Expires: 3-31-07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John Phipps, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he to be the trustee of the Edward H. Medaugh, Jr. Trust and that he as such trustee executed the foregoing instrument for the purpose therein contained, by signing the name of the trust by himself as trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of **June,** 2003.

Notary Public

My Commission Expires: 3-31-07