Return To: File Box 9B
First Title and Escrow Co.
2000 Richard Jones Rd, Suite 110
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***365,000.00.

Affiant

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

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 07/15/03 15:35 2pgs
Fees:13.00 Taxes:1350.50
20030715-0098899

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

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Peter Hermann 3006 Belmont Boulevard Nashville, Tennessee 37212	New Owner	MAP 117-8 PARCEL 153

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 DOLLARS ($***365,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, MICHAEL S. McQUIGG and wife, ANN M. McQUIGG, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto PETER HERMANN, 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 Lot No. 165 and part of Lot No. 164 on the Plan of Victoria Place of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

SAID Lot No. 165 fronts 60.0 feet on the easterly side of Belmont Boulevard and runs back between lines 156.0 feet on the northerly line and 157.72 feet on the southerly line to an alley and shows 60.0 feet on said alley.

SAID part of said Lot No. 164 is described as follows: Beginning on the easterly margin of Belmont Boulevard at the northwest corner of Lot No. 165; thence northerly along the westerly line of Lot 164, 4.0 feet to a point in the easterly margin of Belmont Boulevard; thence easterly and parallel with the line between Lots Nos. 164 and 165, 56.0 feet to a point; thence southeasterly to a point in the north line of Lot No. 165, said point being 100.0 feet easterly from the northwest corner of Lot No. 165; thence westerly along the north line of said Lot No. 165 to the point of beginning.

Being the same property conveyed to Michael S. McQuigg and wife, Ann M. McQuigg by deed dated 8/14/98 from RobertJoseph* This is improved property known as 3006 Belmont Boulevard, Nashville, Tennessee 37212

*Regan, unmarried of record in Book 11072, page 330, Register's Office for Davidson County, Tennessee.

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.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have 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 Victoria Place of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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 we have hereunto set our hands on this the 30th day of June, 2003.

Michael S. McQuigg

Ann M. McQuigg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael S. McQuigg and Ann M. McQuigg, the bargainors, 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 and official seal this 30th day of June, 2003.

Notary Public

My Commission Expires: _____

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

My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ann M. McQuigg, 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 Michael S. McQuigg, and acknowledged that she executed the same as the free act and deed of the said Michael S. McQuigg.

WITNESS my hand and seal this 30TH day of June, 2003.

Notary Public

My Commission Expires: _____

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

My Commission Expires SEPT. 30, 2006