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. 21258-06-2003

PREPARED BY: Box 50-B RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $255,000.00.

Affiant

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

Notary Public

My Commission Expires: July 29, 2004

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Michael H. Read 3918 Dorcas Drive Nashville, TN 37215	FIRST HORIZON HOME LOANS P.O.BOX 146 MEMPHIS, TN 38101	Map No.116.16 Parcel No. 042.00

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, **Benjamin Robison Mabry, Jr. Heir at law of Benjamin R. Mabry, Sr. and wife, Mary Meigie Mabry** , ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael H. Read** ("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 *3918 Dorcas Drive, 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 July 2003.

Benjamin Robison Mabry Jr. **Mary Meigie Mabry**

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Benjamin Robison Mabry, Jr. and Mary Meigie Mabry**, 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 July, 2003.

Notary Public

My Commission Expires: 9-25-04

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 07/23/03 12:29 2pgs
Fees:13.00 Taxes:943.50

20030723-0103087

EXHIBIT "A"

Land in Davidson County, Tennessee, Being in the 7th , formerly 11th , Civil District of said County and State, being part of Lot No. 1 in the division of Henry W. Compton Estate, of record in plan Book 2, Page 58, Chancery Court at Nashville, described partly according to a survey made by T. R. Sanford, Surveyor May 6, 1949, as follows:

Beginning at a point on the easterly margin of Dorcas Drive, formerly Webber Street, at the northwest corner of a part of said Lot No. 1 conveyed to William W. Davenport and wife, Margaret Murphy Davenport by S.C. Boyer and wife, by deed of record in Book 2641, Page 81, Register's Office for said County; thence with the easterly margin of said Drive, North 2 degrees 15' east 145.4 feet to the southwest corner of a part of said Lot No. 1 conveyed to Frances S. Lawrence by Sillman Evans, Jr. and wife, by deed of record in Book 1944, Page 95, said Register's Office; thence with the southern boundary line of said Lawrence property, south 87 degrees 46' east 126 feet to Lawrence's southeast corner, said point being the southwest corner of a part of said Lot No. 1 conveyed to S.C. Boyer and wife, by Mary E. Cayce, by deed of record in Book 1643, Page 545, said Register's Office; thence south 2 degrees 15' west 45.4 feet; thence south 87 degrees 46' east 243 feet, more or less, to the center of a branch; thence with said branch south 2 degrees 28' east 85.3 feet, more or less, to an iron pin and south 7 degrees 09' west 14.7 feet to the northeast corner of said Davenport property; thence with the northern boundary line of said Davenport property north 87 degrees 35' west 374.2 feet to the beginning, more or less.

Being the same property conveyed to Benjamin R. Mabry, Sr. and wife, Louise B. Mabry by deed dated 7/30/57 from S.C. Boyer and wife, Mary P. Boyer of record in Book 2691, Page 431, Register's Office for Davidson County, Tennessee. Louise B. Mabry died on 10/28/61. Benjamin R. Mabry, Sr. died on 3/16/95 leaving Benjamin Robison Mabry, Jr. as his only heir-at-law. Affidavit of Heirship of record in Instrument No. 200002110013988, Register's Office 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.
3) Easement to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3879, Page 584, Register's Office for Davidson County, Tennessee;
4) All matters appearing on the Plan of the division of Henry W. Compton Estate of record in Plan Book 2, Page 58, Register's Office for Davidson County, Tennessee.
5) Easement for the flow of a creek across the subject premises.