THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21204**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $117,990.00. Talbot Masten Affiant Subscribed and sworn to before me, this 15th day of JULY, 2003. Notary Public My Commission Expires:

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

My Commission Expires NOV. 28, 2003

WARRANTY DEED

Address New Owner: Mr. Talbot Masten 436 Tampa Drive Nashville, TN 37211	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 133-12 PAR 95.00 FB 05DU 10268

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, BELINDA MAGEE, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to TALBOT MASTEN ("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 436 Tampa Drive, Nashville, Tennessee 37211.

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 15th day of JULY, 2003.

Belinda Magee
BELINDA MAGEE

Davidson County DEEDWARR
Recvd: 07/24/03 14:18 2pgs
Fees:13.00 Taxes:436.56
20030724-0103861

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, BELINDA MAGEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of JULY, 2003.

My Commission Expires: _____

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

My Commission Expires NOV. 28, 2003

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Windsor Park Subdivision, as of record in Plat Book 3600, page 64, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Belinda Magee, unmarried by deed dated December 26, 1996 from Vishnu Chowbay and Philomena Chowbay, husband and wife of record in Book 10320, page 300, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 3600, page 34, said Register's Office.