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. 21081**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $199,000.00. Affiant Subscribed and sworn to before me, this 15th day of JULY, 2003. Notary Public My Commission Expires:

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

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Mr. Kyle C. Cuneo and Mr. Dennis C. Cuneo 3211 Overlook Drive Nashville, TN 37212	**Send Tax Bills To:** First Horizon Home Loan Corp. P.O. Box 19664 Irvine, CA 92623-9664	**Tax Information:** MAP 104-10 PAR 163 FB 26W 07815

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, JAB FAMILY PARTNERSHIP, L.P., A GEORGIA LIMITED PARTNERSHIP ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KYLE C. CUNEO, UNMARRIED AND DENNIS C. CUNEO, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP ("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 3211 Overlook Drive, Nashville, Tennessee 37212.

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.

JAB FAMILY PARTNERSHIP, L.P.

Katherine Louise Butts, V.P.

BY: JAB MANAGEMENT, INC., A GEORGIA CORPORATION, GENERAL PARTNER, BY: KATHERINE LOUISE BUTTS, VICE PRESIDENT

Davidson County DEEDWARR
Recvd: 07/24/03 15:51 2pgs
Fees:13.00 Taxes:736.30
20030724-0103966

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, KATHERINE LOUISE BUTTS, 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 and who further acknowledged that SHE is the VICE PRESIDENT of JAB MANAGEMENT, INC., a Georgia corporation, authorized signatory for JAB Family Partnership, a Georgia limited partnership, the maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

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

My Commission Expires: _____ Notary Public

My Commission Expires SEPT. 25, 2004

EXHIBIT "A"

Land in Davidson County, State of Tennessee, being Lot No. 196, on the Map of R. W. Grizzard's Subdivision of Part of the Bosley Tract, not of record, described as follows:

Beginning at a point on the southeasterly margin of Overlook Drive, at the common corner of Lots 195 and 196; thence southeastwardly, with the line between said lots, 180 feet to the line of lot 202; thence with the line between lots 196 and 202, northeastwardly 52 feet to the common corner of Lots 196 and 197; thence with the line between said Lots, northwestwardly 180 feet to the southeasterly margin of Overlook Drive; thence with the margin of said Drive; southwestwardly 70 feet to the beginning.

Being the same property conveyed to JAB Family Partnership, L.P., a Georgia limited partnership by quitclaim deed dated May 21, 2003 from Hubert L. Butt Family Partnership I, L.P., a Georgia limited partnership of record in Instrument No. 20030602-0074454, Register's Office for Davidson County, Tennessee.