Davidson County DEEDWARR
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Fees:18.00 Taxes:340.40
20030728-0105001

This Document Prepared by:

PICK-UP

SCOTT TODD PRICE, Esq.
1032 Tyne Blvd.
Nashville, TN 37220

ADDRESS OF NEW OWNER:

PATRICK H. J. PRICE & RACHEL K. PRICE
1032 Tyne Blvd.
Nashville, TN 37220

SEND TAX BILL TO:

SAME

MAP-PARCEL NUMBER: 90-8-116, 117, 118, 210

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration,

We, SCOTT T. PRICE and ANN H. PRICE hereinafter called the Grantors, have this day bargained and sold and by these presents do hereby transfer and convey unto PATRICK H. J. PRICE and RACHEL K. PRICE, hereinafter called the Grantees, their heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in and ownership of the following described parcel of land, to-wit:

SITUATED within the corporate city limits of Metropolitan Nashville and Davidson County, Tennessee, and more particularly described as follows:

TRACT I:
Being the westerly 1/2 of Lot No. 102 on the Plan of West Nashville Annex, as of record in Book 332, page 11, Register's Office for said County.

Said part of said lot fronts 100 feet on the southerly side of Robertson Avenue and runs back between parallel lines, as measured from the center line of Robertson Avenue, and along the center line of Spence Street, 200 feet to a dead line in the rear.

TRACT II:
PARCEL 1:
Being Lot No. 101 on the Map of West Nashville Annex, as of record in Book 332, page 11, said Register's Office.
Said lot lies at the northeast corner of Spencer Avenue and Coleman Avenue and contains 0.92 acres.

PARCEL 2:
A certain tract or parcel of land in Davidson County, Tennessee, described and bounded as follows:
Lot No. 102 in West Nashville Annex, a plan of which is recorded in Book 332, page 11, R.O.D.C., beginning at the south east corner of Spencer and Robertson Streets, and in the center of Robertson Street, running southwardly with the center of Spencer Street 200 feet to a stake, thence eastwardly 200 feet along the northern margin of Lot No. 101 to a stake, thence northwardly 200 feet to the center of Robertson Street; thence with the center of Robertson Street to the beginning, containing 92/100 of an acre.

INCLUDED in the above described property but EXCLUDED therefrom are the following tracts of land conveyed to Leroy Marsh and wife, Christine Marsh by deed from E. J. Pippin and wife, Mary Pippin of record in Book 1682, page 545, and property conveyed to Margaret E. Bishop by deed from E. J. Pippin of record in Book 5876, page 595, said Register's Office.

PARCEL 3:
Being the westerly 10 feet of a 20 foot alley (closed) running parallel to the easterly boundary of Lot No. 102 as shown on the Plan of West Nashville Annex of record in Book 332, page 11, said Register's Office, said alley being further defined and located as follows:

Being a portion of that certain alley running from Coleman Avenue (closed) to Robertson Avenue and lying between Annex Avenue and Spencer Avenue as shown on said plan of West Nashville Annex.

TRACT III:
A part of Lot No. 102 in West Nashville Annex, a plan of which is of record in Book 332, page 11, Register's Office for said County, described as follows:

Said part of Lot No. 102 being the northeasterly portion of said lot beginning at the northeasterly corner of Lot 102 and running thence westerly 40 feet with the southerly margin of Robertson Avenue; thence southerly and parallel with the easterly line of said Lot 102, 60 feet to a point; thence at right angles eastwardly 40 feet to a point in the easterly margin of Lot 102; thence northwardly 60 feet along the easterly line of said lot to a point in the south margin of Robertson Avenue, the point of beginning, and containing 2,400 square feet.

Being the same property conveyed to SCOTT T. PRICE & ANN H. PRICE by deed from Sessions Sealing & Maintenance Co., Inc., a Tennessee Corporation, of record in Deed Book 10406, Page 584-86, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said parcel of land, together with all improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEES, their heirs and assigns, in fee simple, forever. IT BEING INTENDED TO CONVEY TO EACH GRANTEE an undivided one-half interest in the above-described property.

AND WE DO COVENANT with the said GRANTEES that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, EXCEPT restrictions and limitations of record, and all visible easements.

AND WE DO FURTHER COVENANT AND BIND ourselves, our successors, heirs and legal representatives, to warrant and forever defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, the GRANTORS have caused their names to be signed hereto on this 11th day of February, 2003.

Scott T. Price
SCOTT T. PRICE

Ann H. Price
ANN H. PRICE

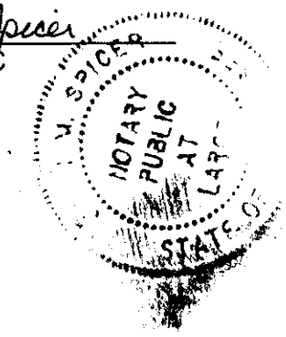
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named SCOTT T. PRICE & ANN H. PRICE whose names are signed to the foregoing conveyance, and who are known to me, and who acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

WITNESS my hand and official seal on this the 11th day of February, 2003.

Jean M. Spicer
NOTARY PUBLIC



My Commission Expires: 7/30/05

STATE OF TENNESSEE

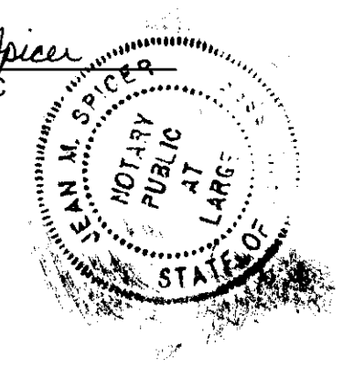
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $92,000.00.

Scott T. Price
AFFIANT

SUBSCRIBED and sworn to before me this 11th day of February, 2003.

Jean M. Spicer
NOTARY PUBLIC



My commission expires: 7/30/05