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. 21319**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $238,000.00. Joyce C. Eyler Affiant Subscribed and sworn to before me this 29th day of JULY, 2003. GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Notary Public My Commission Expires: My Comm. Expires Sept. 25, 2004

WARRANTY DEED

Address New Owner: Mr. and Mrs. David R. Eyler 6621 Sussex Circle Nashville, TN 37221	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 115-06 PAR 066.00 FB 08DA 68080

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, IRENE D. GWINN, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DAVID R. EYLER AND WIFE, JOYCE C. EYLER ("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 6621 Sussex Circle, Nashville, Tennessee 37205.

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 29th day of JULY, 2003.

Irene D Gwinn
IRENE D. GWINN

Davidson County DEEDWARR
Recvd: 08/05/03 13:33 2pgs
Fees:13.00 Taxes:880.60
20030805-0110957

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, IRENE D. GWINN, 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 29th day of JULY, 2003.

My Commission Expires: GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Comm. Expires 2004

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Section Six West Meade Hills, as of record in Plat Book 3106, page 138, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Irvin B. Gwinn, Jr. and wife, Irene D. Gwinn by deed dated April 18, 1963 from J. B. Downey and Sons, Inc. of record in Book 3534, page 317, Register's Office for Davidson County, Tennessee. Being further conveyed to Irene D. Gwinn by Quitclaim Deed from Irvin B. Gwinn, Jr. of record in Book 7341, page 168, 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; (2) Restrictions of record in Book 3437, page 603; and (3) All matters appearing on the Plan of record in Plat Book 3106, page 138, said Register's Office.