Box 7A

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. 21530-07-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $237,000.00. Affiant Subscribed and sworn to before me, this 11th day of August, 2003. Notary Public My Commission Expires: My Commission Expires SEPT. 30, 2006

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Davidson County DEEDWARR
Recvd: 08/13/03 15:44 2pgs
Fees:13.00 Taxes:876.90
20030813-0116581

WARRANTY DEED

Address New Owner: A/E Construction, Inc 3717 Wimbledon Road Nashville, TN 37215	**Send Tax Bills To:** A/E Construction, Inc 3704 Hobbs Road Nashville, TN 37215	**Tax Information:** Map No.116-08-0- Parcel No. 194.00

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, **Frances B. Roy and Dana B. Long-Innes, both unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **A/E Construction, Inc** ("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 Unimproved property located at 3717 Wimbledon Road, Nashville, TN, 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 August 11, 2003.

Frances B. Roy by Dana B. Long-Innes AIF
Her Attorney-in-Fact

Dana B. Long-Innes

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Dana B. Long-Innes**, 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 11th day of August, 2003.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared Dana B. Long-Innes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf Frances B. Roy, as her Attorney-in-Fact, as the free act and deed of the within named Principal.

Witness my hand, at office, this 11th day of August, 2003.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires SEPT. 30, 2006

EXHIBIT "A"

Land in Davidson, Tennessee, being Lot No. 3 on the Plan of Gayle Malone Subdivision, as of record in Plat Book 9700, Page 422, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Frances B. Roy and Dana B. Long-Innes, both unmarried, by deed dated 10/5/98 from Gayle Malone, Jr. of record in Book 11147, Page 211, 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) Restrictions of record in Book 11147, Page 211, Register's Office for DavidsonCounty, Tennessee;
4) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers/or strom drainage of record in Book 3883, Page 655, Register's Office for Davidson County, Tennessee;
5) Easements for sewers to City of Nashville of record in Book 3347, Page 386
6) Easements for sanitary sewers of record in Book 3347, Page 390, Register's Office for Davidson County, Tennessee;
7) Landscape agreeement of record in Book 10467, Page 809, Register's Office for Davidson County, Tennessee;
8) Right of way agreement of record in Book 4568, Page 927, Register's Office for Davidson County, Tennessee;
9) All matters appearing on the Plan of Gayle Malone Subdivision of record in Book 9700, Page 422, Register's Office for Davidson County, Tennessee; and
10) All matters appearing on the Plan of Wakefield Estates of record in Book 5190, Page 374, Register's Office for Davidson County, Tennessee.