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. 21421-07-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $552,000.00. Jennifer McDowell Keith M. Thornsberry Affiant Subscribed and sworn to before me, this 18 day of August, 2003. by Jennifer McDowell Notary Public My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kenneth M. Thornsberry 419 Lynnwood Blvd. Nashville, TN 37205	Wells Fargo Home Mortgage 4456 Corporation Lane Virginia Beach, VA 23462	Map No.116.15 Parcel No. 062.00

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, **Joseph M. Hall and wife, Katherine N. Hall** , ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth M. Thornsberry, Unmarried** ("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 419 Lynnwood Blvd., Nashville, TN, 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 August 15, 2003.

Joseph M. Hall

Katherine N. Hall

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

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

Notary Public

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 08/19/03 10:31 2pgs
Fees:13.00 Taxes:2042.40
20030819-0119944

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 71A and part of Fourth Street, now closed on the Plan of Re-Subdivision Parts Royal Oaks, as of record in Plat Book 974, pages 4 and 5, Register's Office for said County, to which plan reference is made for a more complete description.

Said Lot No. 71-A and part of Fourth Street (now closed) front together 125 feet on the westerly side of Lynwood Boulevard and run back between parallel lines 298.8 feet to a deadline.

Being the same property conveyed to Joseph M. Hall and wife, Katherine N. Hall by deed dated September 2, 1999 from Kirk Lundblade and wife, Elizabeth Diane Lundblade of record in Book 11656, page 995, 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) All matters appearing on the Plan of record in Plat Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee.