THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 67,000.00

Matthew Bosworth
Affiant

Subscribed and sworn to before me, this 28th day of August, 2003

Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 09/02/03 11:49 2pgs
Fees:13.00 Taxes:247.90
20030902-0126617

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MATTHEW BOSWORTH 606 S. 12th Street Nashville, Tennessee 37206	NATIONAL BANK OF COMMERCE 115 29th Avenue, South Nashville, TN 37212	MAP 94-1 PARCEL 57

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY SEVEN THOUSAND AND NO/100---------- ---------- ($ 67,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I, PETER J. RICHARDS, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto MATTHEW BOSWORTH hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 37 on the Plan of Payne, Blakemore and Cummings Addition to East Nashville as of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Peter J. Richards, unmarried, by deed from Francis E. McLean and Howard Eddie Renner and James Kenneth Renner of record in Book 11451, page 446, Register's Office for Davidson County, Tennessee.

This is improved property known as 606 S. 12th Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT_s_ with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha_s_ a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Payne, Blakemore and Cummings Addn to East Nashville of record in Book 57, page 70, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___, _his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my_ hand___on this the __28th__ day of ___August____, 2003__.

Peter J. Richards By

PETER J. RICHARDS

BY: Karen Hoff

Karen Hoff
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and_____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Hoff, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Peter J. Ricards, and acknowledged that she executed the same as the free act and deed of the said Peter J. Richards.

WITNESS my hand and seal this 28th day of August, 2003.

Mitchell A Watts

Notary Public

My Commission Expires: 10/17/05

MITCHELL A. WATTS
Notary Public
Sumner County, Tennessee