THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** Return to: **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21632**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $345,000.00. James L. McAteer Affiant Subscribed and sworn to before me this 28th day of AUGUST, 2003. Notary Public My Commission Expires:

GERALD E. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Mr. James W. McAteer and Ms. Catherine V. Stober 4907 Park Avenue Nashville, TN 37209	**Send Tax Bills To:** SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	**Tax Information:** MAP 091-15 PAR 267.00

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, MARY HOLLY LAMAR * ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES W. MCATEER AND WIFE, CATHERINE V. STOBER ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto. *UNMARRIED

This is improved property located at 4907 PARK AVENUE, NASHVILLE, TENNESSEE 37209.

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 28th day of AUGUST, 2003.

Mary Holly Lamar by Eleanor Gibbs, Attorney-in-Fact

MARY HOLLY LAMAR, BY: ELEANOR GIBBS, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

Davidson County DEEDWARR
Recvd: 09/05/03 15:10 2pgs
Fees:13.00 Taxes:1276.50
20030905-0130198

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELEANOR GIBBS, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-In-Fact for the said MARY HOLLY LAMAR and is authorized by the said MARY HOLLY LAMAR to execute this instrument on HER behalf.

Witness my hand at Office, this 28th day of AUGUST, 2003.

Notary Public

My commission expires:

GERALD E. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee beginning on the southerly margin of Park Avenue (formerly First Avenue), 100.0 feet easterly from the easterly margin of 50th Avenue, North (formerly 9th Street) as shown on the Plan of Charlotte Park Company's First Addition of record in Book 57, page 103, Register's Office for Davidson County, Tennessee; thence with the southerly margin of Park Avenue, easterly 57 1/2 feet to C.L. McDonnell's northwest corner; thence with his westerly line, southerly 150.0 feet to the northerly margin of the proposed alley; thence with said proposed alley, westerly 57 1/2 feet; thence northerly 150.0 feet to the point of beginning.

Being the same property conveyed to Mary Holly Lamar, unmarried by deed dated February 1, 2001 from Neal Lee Coty and Elizabeth M. Coty, both unmarried of record in Instrument No. 20010202-0010218, 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; and (2) All matters appearing on the Plan of record in Plat Book 57, page 103, said Register's Office.