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THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan, Esq.
Hix & Gray, PLC
1620 AmSouth Center
315 Deaderick Street
Nashville, TN 37238-1620

Davidson County DEEDWARR
Recvd: 09/16/03 14:51 2pgs
Fees:13.00 Taxes:763.13
20030916-0136135

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 206,250.00.

Natasha Bilbrey
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of September, 2003.

Kay Tenpenny
Notary Public
My Commission Expires: _____

KAY TENPENNY NOTARY PUBLIC AT DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 25, 2004

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Zachary Samuel Layne
1913 Fatherland Street
Nashville, TN 37206

SEND TAX BILLS TO:
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

MAP-PARCEL NUMBERS:
83-14 167.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES B. HEMMER AND M. JEAN HEMMER, Trustees of THE HEMMER FAMILY TRUST dated June 21, 1995** hereinafter referred to as Grantor(s), hereby transfers and conveys to **ZACHARY SAMUEL LAYNE and wife, JENA HICKMAN LAYNE,** hereinafter referred to as Grantee(s), his/her/their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

LOT No. 28 and the westerly 10 feet of Lot No. 27 on the Subdivision of Moses Priest Home Place of record in Book 161, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to CHARLES B. HEMMER and M. JEAN HEMMER, Trustees of THE HEMMER FAMILY TRUST, dated June 21, 1995 by Deed from CHARLES B. HEMMER and wife, M. JEAN HEMMER of record in Book 9714, page 951, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **1913 Fatherland Street, Nashville, TN 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, and I do covenant with the said **GRANTEE** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15 day of September, 2003.

THE HEMMER FAMILY TRUST

Charles B. Hemmer, Trustee
CHARLES B. HEMMER, TRUSTEE

M. Jean Hemmer, Trustee
M. JEAN HEMMER, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 15 day of September, 2003, before me, personally appeared **Charles B. Hemmer as Trustee of The Hemmer Family Trust dated June 21, 1995**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed as Trustee for The Hemmer Family Trust.

Witness my hand this 15 day of September, 2003.

Notary Public

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/4/06

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 15 day of September, 2003, before me, personally appeared **M. Jean Hemmer as Trustee of The Hemmer Family Trust dated June 21, 1995**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed as Trustee for The Hemmer Family Trust.

Witness my hand this 15 day of September, 2003.

Notary Public

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/4/06