RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 09/26/03 09:36 2pgs
Fees:13.00 Taxes:943.50
20030926-0142651

ADDRESS NEW OWNER:

John M. Carter and wife,
Jennifer K. Carter
1122 Barrel Spring Hollow Road
Franklin, TN 37069

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 118-13
PARCEL 25

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mary T. Keeton, unmarried, 'Grantor"), has bargained and sold, and by these presents does transfer and convey unto John M. Carter and wife, Jennifer K. Carter ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 24 on the map of Section 1, Oriental Golf Club Subdivision, as of record in Book 1424, page 10, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to C. A. Keeton and wife, Mary T. Keeton by deed from Edna Leota Lloyd, a widow, of record in Book 2497, page 381, Register's Office for Davidson County, Tennessee. The said C. A. Keeton having since died. Mary T. Keeton and Mary Tomlin Keeton being one and the same person.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1011 Graybar Lane, Nashville, TN 37204.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of September, 2003.

Mary T. Keeton by C. Thomas Bates

Mary T. Keeton by C. Thomas Bates,
Attorney-in-Fact Pursuant to General
And Durable Power of Attorney recorded
As Instrument No. 20030926-0042650
R.O.D.C., TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid C. Thomas Bates, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of MARY T. KEETON, and who acknowledged that he executed the same as the free act and deed of MARY T. KEETON. Witness my hand and official seal this 23RD day of September, 2003.

Notary Public

My Commission Expires: 10-17-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $255,000.00.

AFFIANT

Subscribed and sworn to before me
this 23rd day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 10-17-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee