THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $642,500.00. Affiant Subscribed and sworn to before me, 19th day of September, 2003. Notary Public My Commission Expires: 11-29-03
Record & Return To: **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21651-08-2003**	

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

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Scott D. Carey Susan W. Carey 3422 Woodmont Blvd. Nashville, TN 37215	SunTrust Mortgage 201 Fourth Ave. N/7th Floor Nashville, TN 37219	Map No.117.06 Parcel No. 101.00

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, **H. Naill Falls, Jr. and wife, Mary B. Falls** , ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott D. Carey and wife, Susan W. Carey** ("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 **3422 Woodmont Blvd., Nashville, TN, 37215**

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 the 19th day of September, 2003.

H. Naill Falls, Jr.

Mary B. Falls
H. Naill Falls, Attorney-In-Fact
by H. Naill Falls, Jr. her Atty-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

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

Witness my hand, at office, this 19th day of September, 2003.

Notary Public

My Commission Expires:

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

My Commission Expires NOV. 29, 2003

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

Before me, the undersigned, of the State and County aforesaid, personally appeared **H. Naill Falls, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Mary B. Falls**, as her Attorney-In-Fact, as the free act and deed of the within named Principal.

Witness my hand and official seal at office in Nashville, Tennessee, this 19th day of September, 2003.

My Commission Expires:

Notary Public

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

My Commission Expires NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 09/30/03 13:12 2pgs
Fees:13.00 Taxes:2377.25

20030930-0144172

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 100 feet of the easterly 150 feet of Lot No. 31, on the Plan of E. L. Hampton's Subdivision called Hillsboro Heights, not of record, described according to a survey made July 7, 1988, by John Kohl & Company, P.C., as follows:

Beginning on the northerly margin of Woodmont, formerly Concrete Boulevard, at a point 1,250 feet west of the center line of 23rd Avenue South; thence at right angles northwardly 370.3 feet, more or less, to the southerly line of Lot No. 27; thence with said line westwardly 100 feet; thence southwardly 370.3 feet, more or less, to the northerly margin of Woodmont Boulevard; thence with said Boulevard, eastwardly 100 feet to the beginning.

Being the same property conveyed to H. Naill Falls, Jr. and wife, Mary B. Falls by deed dated December 13, 1991 from Douglas B. Chope and wife, Teresa F. Chope of record in Book 8509, page 834, Register's Office for Davidson County, Tennessee. Mary B. F alls has since conveyed her interest in said property to H. Naill Falls, Jr. by quitclaim deed of record in Book 10325, page 843, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties

1) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
2) Restrictive covenants contained in an instrument of record in Book 1079, page 127, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).