This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

PLEASE RETURN ORIGINAL TO:
FIRST TITLE & ESCROW COMPANY, INC.
2000 RICHARD JONES RD. SUITE 110
NASHVILLE, TN 37215
File Box 9B
#21852

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 167,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Andrew James Veal

Affiant

Subscribed and sworn to before me this the 9th day of October, 2003

Notary Public

NOTARY PUBLIC
Commission Expiration:

WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 27, 2005

Davidson County DEEDWARR
Recvd: 10/14/03 09:13 2pgs
Fees:13.00 Taxes:617.90

20031014-0151745

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNER:
KATHRYN T. MENEFEE	NEW OWNER	1 BRECKENRIDGE DRIVE NASHVILLE, TN 37215
		PROPERTY ADDRESS: 1021 ELMSHADE LANE NASHVILLE, TN 37211

MAP PARCEL NUMBER
172-3-A-64CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, A & M REALTY MANAGEMENT, A LIMITED LIABILITY COMPANY ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto KATHRYN T. MENEFEE ("Grantee") the following described real estate located in DAVIDSON County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 64 ON THE PLAN OF THE WOODLANDS, PHASE I, OF RECORD IN PLAT BOOK 6900, PAGE 498, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED TO ANDREW JAMES VEAL AND MONICA MILLER VEAL BY DEED OF RICHTER DIAL BUILDERS, INC. DATED MARCH 19, 1993 AND RECORDED MARCH 22, 1993 IN BOOK 9009, PAGE 772, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY FURTHER CONVEYED TO A & M REALTY MANAGEMENT, LLC BY QUITCLAIM DEED OF ANDREW JAMES VEAL AND MONICA MILLER VEAL BEING RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. , REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is known as 1021 ELMSHADE LANE, NASHVILLE, TN 37211

This property is subject to all encumbrances, easements, restrictive covenants of record in Book 7334, Page 109, Book 7408, Page 250, Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8643, Page 675; Charter of HOA of record in Book 8454, Page 246 and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 7th day of October, 2003.

A & M REALTY MANAGEMENT, LLC

Andrew James Veal

BY: ANDREW JAMES VEAL (GRANTOR)

Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew James Veal with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager, of A & M REALTY MANAGEMENT, LLC a Corporation, and is authorized by the Corporation to execute this instrument on behalf of the LLC.

WITNESS my hand and official seal this 7th day of October, 2003

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires FEB. 27, 2005