PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 10/14/03 13:26 2pgs
Fees:13.00 Taxes:3126.50
20031014-0152176

W & I Ref:(GJ) Title No: 45057
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John William Rich Karen Goss Rich 4401 Honeywood Nashville, Tennessee 37205	Pinnacle National Bank 211 Commerce Street, Suite 300 Nashville, Tennessee 37201

TAX MAP-PARCEL NUMBERS: 116-15-011

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$845,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard O. Cannon II, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John William Rich and spouse, Karen Goss Rich** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, described as follows:

Tract No. 1: Being a part of the Thomas H. Malone Tract, described according to a plan thereof made August 25, 1926 by W. B. Southgate, as follows:

Beginning at the Northeast corner of Lot 10 of Block "C" on the Plan of the Malone Property not of record, being the south margin of Honeywood Avenue as shown on said plan and as called for in two deeds conveying Lots 9 and 10 on said plan, said deed conveying Lot 10 and part of Lot 9, being made by Thomas H. Malone et al, to Mabel Ward and Arlene Zeigler of record in Book 633, page 784, Register's Office of Davidson County, Tennessee and the said deed conveying the northwest part of Lot 9, being made by Thomas H. Malone et al to Annie McClean Oliver of record in Book 660, page 480, Register's Office of Davidson County, Tennessee, said beginning point being also in the west line of the Royal Oaks Land Co.'s property, and being 392 feet north 4 ½ degrees east from the line of the Belle Meade property; running thence with the southerly margin of said Honeywood Avenue which has since been closed and the northerly line of Lot 10 and 9, north 62 degrees west 217 feet to a stake at the intersection of east line of 50 foot street shown on said plan; thence with the east line of said 50 foot street, north 4 degrees 30' east 200 feet to a stake; thence south 85 degrees 30' east 200 feet to the center of a wall in the west line of the Royal Oaks property; thence with said line, south 4 degrees 30' west 285 feet to the beginning, containing 1.113 acres, more or less.

Tract No.2: Being parts of Lots Nos. 6 and 7 of Block No. 6 on the Plan of the resubdivision of part of Royal Oaks, as of record in Book 974, pages 4 and 5, said Register's Office, said parts of Lots Nos. 6 and 7 being part of old Lot No. 70 on the Plan of Royal Oaks Land Co,'s Plan of record in Book 421, pages 102 and 103, said Register's Office, described as follows:

Beginning at a point in the northern boundary line of said Lot No. 7, 327 feet westerly from the westerly margin of West View Avenue, said point being also 327 feet westerly from the northeast corner of said Lot No. 7; thence with the northern boundary line of said Lot No. 7, westerly 100 feet to the northwest corner of said Lot No. 7; thence with the western boundary line of said Lot Nos. 6 and 7, southwardly 253 feet; thence eastwardly 100 feet to a point 53 feet south of the line between said Lots Nos. 6 and 7 and 100 feet east of the western boundary line of said Lot No. 6; thence northwardly parallel with and 100 feet east of the western boundary line of said Lots Nos. 6 and 7, 253 feet to the beginning.

Being the same property conveyed to Richard O. Cannon, II, and wife, Mary Ford Cannon by deed from Grace Wilson Sims of record in Book 4292, page 434, said Register's Office and by deed of correction of record in Book 4297, page 457, said Register's Office. The said Mary Ford Cannon has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 974 Page 4 & 5 and Book 421, pages 102 and 103, said Register's Office; Easement to the City of Belle Meade for Sanitary Sewer of record in Book 5787, page 120, said Register's Office.

This is improved property, known as: 4401 Honeywood Avenue, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8 day of October, 2003.

X Richard O. Cannon II

Richard O. Cannon II

State of TEXAS
County of Smith

On this 8 day of October, 2003 , before me the undersigned authority, personally appeared Richard O. Cannon II, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NOTARY PUBLIC STATE OF TEXAS
ROBIN ODOM
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-03-2005

Notary

My Commission Expires: 5/3/05

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $845,000.00

Richard O. Cannon II
Affiant

Sworn and subscribed before me this the 10th day of October, 2003

NOTARY PUBLIC STATE OF TEXAS
ROBIN ODOM
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-03-2005

Notary Public

My Commission Expires: 5/3/05