PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of October, 2003, by and between WILLIAM T. GARRETT, A MARRIED MAN, hereinafter called Grantor, and ERIC T. GRAVES and LISA S. GRAVES, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WILLIAM T. GARRETT, A MARRIED MAN, Grantor, does hereby bargain, sell, transfer and convey unto ERIC T. GRAVES and LISA S. GRAVES, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2611 CRUMP DRIVE, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

NANCY C. GARRETT, wife of WILLIAM T. GARRETT, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

WILLIAM T. GARRETT
Signature of Seller

Nancy C. Garrett

NANCY C. GARRETT
Signature of Seller spouse

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 10/17/03 09:18 3pgs
Fees:18.00 Taxes:314.50

20031017-0153813

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM T. GARRETT, joined by HIS WIFE, NANCY C. GARRETT,** the within named bargainor, 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 15TH day of **October, 2003.**

Howard M Shipworth
Notary Public

My Commission Expires:_____

HOWARD M. SHIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JANUARY 31, 2004

Name and Address of Property Owner:

ERIC T. GRAVES and LISA S. GRAVES, HUSBAND AND WIFE

114 WALNUT HILL
NASHVILLE, TN 37214

Property Address:

2611 CRUMP DRIVE
NASHVILLE, TN 37214

Person Responsible for Taxes:

SAME as owner

Map & Parcel #: MAP 84-16, PARCEL 143

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$85,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **October, 2003.**

Howard M Shipworth
Notary Public

My Commission Expires: _____

HOWARD M. SHIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JANUARY 31, 2004

RETURN TO:

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333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Crump Heights, as of record in Book 1424, parcel 144, Register's Office for said County.

Said Lot No. 7 fronts 68 feet on the southerly side of Crump Drive and extends back 209.00 feet on the easterly line and 215.3 feet on the westerly line to a dead line measuring 68.26 feet thereon.

BEING the same property conveyed unto WILLIAM T. GARRETT, by Warranty Deed from DALLON R. AND THANNA C. OGLE, of record in Book 4635, page 405, and re-recorded in Book 4641, page 883, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 84-16, PARCEL 143). 2002 real property taxes are PAID in the amount of 946.92.

2. All matters as set forth on the Plan of record in Plat Book 1424, page 144, said Register's Office, which plan includes a 40-foot minimum building setback line from Crump Drive and a 10-foot public utility and drainage easement along the rear lot line.