THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 120,000.00

Affiant

Subscribed and sworn to before me, this 18th day of November, 2003

Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 11/19/03 12:27 3pgs
Fees:18.00 Taxes:444.00
20031119-0168825

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
SCOTT TROXEL 2718 Acklen Avenue Nashville, Tennessee 37212	Scott Troxel 2912 Oakland Avenue Nashville, TN 37212	MAP 104-11 PARCEL 12

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY THOUSAND AND NO/100---------- ($ 120,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, CECILE DUFFER, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto SCOTT TROXEL AND WIFE, LORI TROXEL hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 39 on the map showing Rich Re-subdivision of certain lots in Stokes and Marshall's Subdivision as of record in Book 547, page 172, Register's Office for Davidson County, Tennessee.

SAID Lot No. 39 fronts 50.0 feet on the northerly side of Acklen, formerly Marshall, Avenue and runs back between parallel lines 168.5 feet to an alley.

BEING the same property conveyed to Annie L. McQuiston, a widow, by deed from Sam W. Huddleston and wife, June H. Huddleston, of record in Book 2499, page 449, Register's Office for Davidson County, Tennessee; the said Annie L. McQuiston having since died and the Will of Annie L. McQuiston of record in Will Book 167, page 358, Probate Court Clerk's Office for Davidson County, Tennessee, having devised a 90% interest in said property to Charles E. Duffer and a 10% interest in said property to Betty Jo Bell; the said Charles E. Duffer having since died and the Will of Charles E. Duffer of record in Will Book 74, pages 45-54 of the Probate Court Clerk's Office for Dougherty County, Georgia, and of record in Volume 5406/1190376 in the Probate Court Clerk's Office for Davidson County, Tennessee, having devised his interest in said property to his wife, Cecile Duffer. Betty Jo Bell and her children having since conveyed any interest she and they may have in subject property to

CONTINUED

This is improved property known as 2718 Acklen Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEEs, their heirs and assigns, forever.

GRANTOR COVENANTs with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Rich Resub of Lts in Stokes and Marshall's S/D of record in Book 547, page 172, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, their__ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my_ hand___on this the __18th__ day of __November__, _2003_.

Cecile Duffer
CECILE DUFFER

BY: Mitchell A. Watts
Mitchell A. Watts
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and_____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mitchell A. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Cecile Duffer and acknowledged that he executed the same as the free act and deed of the said Cecile Duffer.

WITNESS my hand and seal this 18th day of November, 2003.

Stephanie J. McVay
Notary Public

My Commission Expires: 7/21/07

STEPHANIE J. MCVAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

LEGAL DESCRIPTION CONTINUATION

Cecile Duffer by Quitclaim Deed of record as Instrument No. 20031119-0168823 in said Register's Office.