STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17th day of November, 2003.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 11/20/03 13:25 2pgs
Fees:13.00 Taxes:1128.50
20031120-0169462

ADDRESS NEW OWNER(S) AS FOLLOWS:
George A. Burke Jr, and Lea L. Burke
107 Gilman Avenue
Nashville, Tennessee 37205

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
129-08-104

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Margaret A. Sidwell**, and husband Kenneth B. Sidwell, hereinafter referred to as Grantors, hereby transfers and conveys to **George A. Burke Jr, and wife, Lea L. Burke** hereinafter referred to as 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. 29, of Block "G" on the Second Revised Plan of Highlands of Belle Meade No. 2, as of record at Plat Book 1130, Pages 71 and 72, Register's Office for Davidson County, Tennessee. Said Lot No. 29 fronts 99.86 feet on the southerly side of Gilman Avenue and runs back 200 feet on the easterly line and 199.87 feet on the westerly line, to a dead line, measuring 115.14 feet thereon.

Being the same property conveyed to Margaret A. Sidwell by Quitclaim Deed from Russell J. McCann, Trustee, of record in Book 11483, Page 919, Register's Office for Davidson County, Tennessee, Further being the same property conveyed to K. B. Sidwell and wife Margaret S. Sidwell by Warranty Deed from Robert W. Hurst and wife, Bette H. Hurst of record in Book 4435, Page 860, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 1130, Pages 71 and 72, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2003, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 107 Gilman 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of November, 2003.

Margaret A. Sidwell

Margaret A. Sidwell

Kenneth B. Sidwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret A. Sidwell & Kenneth B. Sidwell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of November, 2003.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 11-22-06

Kenneth B. Sidwell, husband of Margaret A. Sidwell, joins in this instrument to convey any and all interest he has in said property.