REALTY TITLE 06
Box 48A

File No. N.A.
This instrument was prepared by:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Greyhawke Construction Services
140 Oak Forest Drive
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Same

MAP: 83-08
PARCEL: 133

Davidson County DEEDWARR
Recvd: 11/24/03 11:40 3pgs
Fees:18.00 Taxes:329.30

********** 20031124-0170465 **********

WARRANTY DEED

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FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which are hereby acknowledged, we, **Emma I. Sanders, Executrix of the Estate of Anne Elizabeth Gebhardt, deceased, and Emma I. Sanders, Norma Midgett, Clara Sanders, and Dorothy J. Hamblen**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Greyhawke Construction Services**, hereinafter called the Grantee, its successors and assigns, a certain tract of land or parcel of land located in **Davidson** County, Tennessee, described as follows:

BEING Lot #23 on the Plan of Section I of Meadow Rose Park, as of record in Book 2083, Page 53, Register's Office for said County.

Said Lot #23 fronts 100 feet on the northerly side of Rosebank Avenue, and runs back 200 feet on the easterly line and 215.38 feet on the westerly line to a dead line measuring 101.17 feet thereon.

BEING the same property conveyed to Delia S. Gebhardt and Ann Gebhardt, by deed from Earl G. Pate, Jr. and wife, Mary Elizabeth Pate, of record in Book 2743, Page 129, Register's Office for Davidson County, Tennessee. The said Delia S. Gebhardt died testate survived by her sole heir and only child, Ann Gebhardt. The estate of Delia S. Gebhardt being of record in the Probate Court for Davidson County, Tennessee, Probate No. 80969. Ann Gebhardt is deceased, and Emma I. Sanders, Executrix of the Last Will and Testament of Anne Elizabeth Gebhardt, executes this deed under the terms and conditions of said Last Will and Testament, which is of record under Probate No. 03P-1349, Probate Court Clerk's Office for Davidson County, Tennessee.

Emma I. Sanders, Norma Midgett, Clara Sanders, and Dorothy J. Hamblen, join in this conveyance for the purpose of conveying any interest they may have in the above described property under the Last Will and Testament of Anne Elizabeth Gebhardt, or otherwise. Edward Sanders died June 15, 2002, his portion passing, pursuant to the Will, to Clara Sanders.

This conveyance is **subject** to a 40 foot minimum building setback line from margin of Rosebank Avenue, and a 10 foot public utility and drainage easement along rear line of said lot, as shown on plat of record in Plat Book 2083, Page 53, Register's Office for Davidson County, Tennessee.

Ann Gebhardt, Anne E. Gebhardt, and Anne Elizabeth Gebhardt were one and the same person.

This is improved property known as 700 Rosebank Avenue, Nashville, Tennessee 37206.

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, its successors and assigns, forever; and we do covenant with the said Grantee that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hands this 19th day of November, 2003.

Emma I. Sanders
EMMA I. SANDERS, Executrix of the Estate of Anne Elizabeth Gebhardt

Norma Midgett
NORMA MIDGETT

Emma I. Sanders
EMMA I. SANDERS

Clara Sanders
CLARA SANDERS

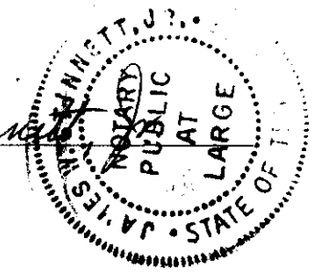
Dorothy J. Hamblen
DOROTHY J. HAMBLEN

STATE OF TENNESSEE
COUNTY OF CHEATHAM

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

Witness my hand and official seal at Ashland City, Tennessee, this 19th day of November, 2003.

James W. Stinnett
Notary Public



My Commission Expires: 3-17-2004

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Emma I. Sanders, Norma Midgett, Clara Sanders, and Dorothy J. Hamblen,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this the 19th day of November, 2003.

James W. Stinnett
Notary Public



My Commission Expires: 03-17-2004

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STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is **$89,000.00**.

Affiant



Subscribed and sworn to before me, this 19TH day of November, 2003.

Notary Public

My Commission Expires: 09-16-07