THIS INSTRUMENT PREPARED BY:
Watkins, McGugin, McNeilly & Rowan, PLLC
W. Warner McNeilly, III
214 Second Avenue, North Suite 300
Nashville, Tennessee 37201
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Davidson County DEEDWARR
Recvd: 12/05/03 15:34 2pgs
Fees:13.00 Taxes:364.45
20031205-0175373

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL I.D. NUMBER:
ANDY W. KEY 2508 Woodberry Drive Nashville, TN 37214	SAME	09512000900

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $98,500.00.

ANDY W. KEY

SUBSCRIBED AND SWORN to before me by Andy W. Key this 5th day of December, 2003.

Notary Public

My Commission Expires: 9/14/05

FOR AND IN CONSIDERATION of the sum of Ninety-Eight Thousand Five Hundred Dollars ($98,500.00), payable in cash of Fifteen Thousand Dollars ($15,000.00) and a promissory note of Eighty-Three Thousand Five Hundred Dollars ($83,500.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, BETTY B. STINSON, hereinafter "GRANTOR", has this day bargained and sold and does hereby transfer and convey unto ANDY W. KEY, hereinafter "GRANTEE", his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being lot No. 221 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118 and 119, Register's Office for said County.

BEGINNING at a point on the northerly margin of Woodberry Drive at the common line between lot 221 and lot 16; thence in a westerly direction along said margin of Woodberry Drive 191.1 feet to a point being the easterly margin of lot No. 220; thence north 260.8 feet to a point; thence north 56° 28' east 48.0 feet to a point; thence north 85° 38' east 172.3 feet to the northwesterly margin of lot 16, thence South 55° 07' east 199.5 feet to the point of beginning.

Being the same property conveyed to Betty B. Stinson by deed of record in Book 7613 Page 924, R.O.D.C.

Said property is subject to the following:

1. All matters shown on Plan of record in Plat Book 2133, pages

117, 118 & 119, Register's Office, Davidson County, Tennessee.

2. Restrictive Covenants of record in Book 2297, page 194, Register's Office, Davidson County, Tennessee.

3. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4904, page 978, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever. GRANTOR covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters set forth herein.

GRANTOR further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said real estate to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 05 day of Dec, 2003.

Betty B. Stinson
BETTY B. STINSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. Warner Powell III, of said county, BETTY B. STINSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand, this 5th day of December, 2003.

NOTARY PUBLIC

My Commission Expires:

9/24/07