THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22100-11-2003** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $742,000.00. Affiant Subscribed and sworn to before me this 8th day of December, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: John K. Harrington Chandler C. Harrington 118 Westover Avenue Nashville, TN 37205	**Send Tax Bills To:** New South Federal Savings Bank 210 Automation Way Birmingham, AL 35283	**Tax Information:** Map No.130.02 Parcel No. 080.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **H. Rodes Hart, Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John K. Harrington and wife, Chandler C. Harrington** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 118 Westover Avenue, Nashville, TN, 37205

PAGE HART, the spouse of H. RODES HART, JR., joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said H. RODES HART, JR.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of December, 2003.

H. Rodes Hart, Jr.

Page Hart

Davidson County DEEDWARR
Recvd: 12/10/03 10:33 2pgs
Fees:13.00 Taxes:2745.40

20031210-0177017

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **H. Rodes Hart, Jr. and Page Hart**, 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, at office, this 8th day of December, 2003.

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Bransford Realty Company's Belle Meade Golf Links as of record in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to H. Rodes Hart, Jr. by deed dated July 1, 1996 from Hugh W. Entrekin and wife, Laura K. Entrekin of record in Book 10104, page 925, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) All matters appearing on the Plan of record in Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.