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. 22027-11-2003** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,220,000.00. Affiant Subscribed and sworn to before me this 9th day of December, 2003. Notary Public My Commission Expires: Sept. 25, 2004

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

WARRANTY DEED

Address New Owner: Kerry B. Graham Linda M. Graham 1204 Nichol Lane Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.130.09 Parcel No. 150.00

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, **Gray C. Stahlman and wife, Mary D. Stahlman**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kerry B. Graham and wife, Linda M. Graham** ("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 1204 Nichol Lane, Nashville, TN, 37205

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 9th day of December, 2003.

Gray C. Stahlman

Mary D. Stahlman

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gray C. Stahlman and Mary D. Stahlman**, 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 9th day of December, 2003.

Notary Public

My Commission Expires:
sept. 30, 2006

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/11/03 14:23 2pgs
Fees:13.00 Taxes:4514.00

20031211-0178012

EXHIBIT "A"

Land in Davidson County, Tennessee, being the south 125 feet front and 166 feet rear of Lot No. 5 of Block 3 on the Map of Highlands of Belle Meade as of record in Book 547, page 180, said Register's Office.

Said part of said lot fronts 125 feet on the east side of Nichol Lane and runs back between lines 334 feet 6 inches on the south line and 237 feet, more or less on the north line to a dead line in the rear on which it measures 166 feet.

Being the same property conveyed to Gray C. Stahlman and wife, Mary D. Stahlman by deed dated, August 17, 2000 from Thomas W. Molteni and wife, Elizabeth L. Molteni of record as Instrument No. 20000822-0082963.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.