RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE
BOX 7
SP42463

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. 21762-09-2003** 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $160,000.00. Affiant Subscribed and sworn to before me, 14th day of November, 2003 Notary Public ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON My Commission Expires: 7/29/2006 Davidson County DEEDWARR Recvd: 12/12/03 15:30 2pgs Fees:13.00 Taxes:592.00 20031212-0178573

WARRANTY DEED

Address New Owner: A/E Construction, Inc. 509A Brewer Drive Nashville, TN 37211	**Send Tax Bills To:** SAME	**Tax Information:** PART OF: Map No.104.10 Parcel No. 205.00

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, **P. Galen Lenhert and wife, Sara B. Lenhert**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **A/E Construction, Inc., a Tennessee Corporation,** ("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 Unimproved property located at Reserved Parcel Glenn Monroe, Nashville, TN,

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 14th day of November, 2003.

P. Galen Lenhert by Norma Warren, Attorney-in-fact Sara B Lenhert by Norma Warren A-I-F

P. Galen Lenhert, BY: Norma Warren, Attorney-In-Fact, pursuant to a power of attorney being placed of record immediately proir hereto

Sara B. Lenhert, BY: Norma Warren, Attorney-In-Fact, pursuant to a power of attorney being placed of record immediately proir hereto

STATE OF TENNESSEE, DAVIDSON COUNTY:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, NORMA WARREN, 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 on behalf of P. Galen Lenhert and Sara B. Lenhert as their Attorney-In-Fact, as the free and and deed of the within named P. Galen Lenhert and Sara B. Lenhert.

Witness my hand and official seal at Nashville, Tennessee this 14th day of November, 2003.

NOTARY PUBLIC
My Commission Expires:

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being the "Reserved" Parcel on the Plan of Glen Monroe Property as of record in Plat Book 4470, page 42, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to P. Galen Lenhert and wife, Sarah B. Lenhert by deed dated June 28, 1971 from Glenn Monroe and wife, Martha A. Monroe of record in Book 4515, page 355, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 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;
3) All matters appearing on the Plan of record in Plat Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee; and
4) All matters appearing on the Plan of record in Plat Book 4470, page 42, Register's Office for Davidson County, Tennessee, which contains the notation: "Said lot cannot be used as an individual building site until approved by the Metropolitan Planning Commission."