This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Amanda Denise Graves
3914 East Ridge Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Same

Davidson County DEEDWARR
Recvd: 12/15/03 09:24 2pgs
Fees:13.00 Taxes:344.10
20031215-0178745

WARRANTY DEED

(Map Number 148-10; Parcel Number 83.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **JERRY G. NASH, unmarried** have bargained and sold and do hereby transfer and convey unto **AMANDA DENISE GRAVES and JASON N. POTTS, both unmarried, as joint tenants with right of survivorship and not as tenants in common**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 126 on the Plan of Locust Wood Subdivision, Section 2, of record in Book 2331, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Jerry G. Nash by Affidavit of Inheritance of Real Property of record in Instrument 20031105-0162353, and pursuant to the Last Will and Testament of Leona Brown Frost, of record in Volume 5144/1057529, Davidson County Probate Court, Docket No. 03P 488.
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
>
> THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 2331, page 147, to restrictive covenants of record in Book 2601, page 453, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **3914 East Ridge Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor 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 noted herein.

GRANTOR FURTHER COVENANTS and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 09 day of December, 2003.

Jerry G Nash
JERRY G. NASH

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jerry G. Nash, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Brentwood, Tennessee, on this the 9th day of December, 2003.

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN. MY COMMISSION EXPIRES: AUGUST 20, 2006

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$93,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9th day of December, 2003.

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN. MY COMMISSION EXPIRES: AUGUST 20, 2006