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. 22072-11-2003** 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $ 299,500.00 Affiant Subscribed and sworn to before me this 5th day of December 2003. Notary Public My Commission Expires

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Simon Gillies Amy Gillies 1937 Cromwell Drive Nashville, TN 37215	**Send Tax Bills To:** New Owner	Map No.158.03 Parcel No. 028.00

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, **Thomas Harold McKelvey, Jr. and Mary Elizabeth McKelvey Boyd, Individually and as Executors of the Estate of Emily Jean Hammond McKelvey Howard**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Simon Gillies and wife, Amy F. Gillies** ("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 **1937 Cromwell Drive, Nashville, TN, 37215**

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 5th day of December, 2003.

Mary Elizabeth McKelvey Boyd
MARY ELIZABETH MCKELVEY BOYD, INDIVIDUALLY

Thomas Harold McKelvey Jr.
THOMAS HAROLD MCKELVEY, JR., INDIVIDUALLY

Mary Elizabeth McKelvey Boyd Executrix
MARY ELIZABETH MCKELVEY BOYD, EXECUTRIX

Thomas Harold McKelvey Jr. Executor
THOMAS HAROLD MCKELVEY, JR., EXECUTOR

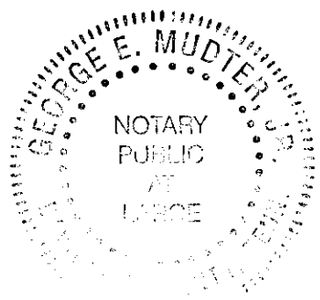
Davidson County DEEDWARR
Recvd: 12/16/03 13:33 2pgs
Fees:13.00 Taxes:1108.15

20031216-0179666

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **THOMAS HAROLD MCKELVEY, JR., INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF EMILY JEAN HAMMOND MCKELVEY HOWARD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of December, 2003.



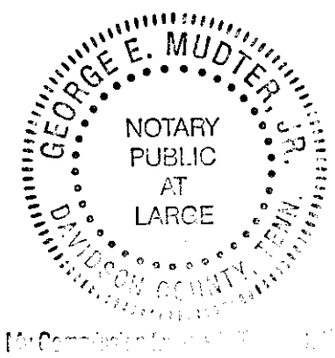
Notary Public

My Commission Expires:
9-25-04

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **MARY ELIZABETH MCKELVEY BOYD, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF EMILY JEAN HAMMOND MCKELVEY HOWARD**, 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, at office, this 5th day of December, 2003.



Notary Public

My Commission Expires:
9-25-04

EXHIBIT "A"

Land in Davidson, Tennessee, being Lot No. 57 on the Plan of Hillsboro Park, Section II, as of record in Plat Book 2331, pages 61 and 62, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to T. H. McKelvey and wife, Jean H. McKelvey by deed dated 9/25/64 from Edward A. LeRoue and wife, Alma Lee LeRoue of record in Book 3816, Page 429, Register's Office for Davidson County, Tennessee. T.H. McKelvey has since died. Jean H. McKelvey subsequently married and was known as Jean H. McKelvey Howard. Jean H. McKelvey Howard has since died by Will of record in Will Book 5534, Page 1318604, Davidson County Probate Court Clerk's Office, subject property was devised to Thomas Harold McKelvey, Jr. and Mary Elizabeth McKelvey Boyd.

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;
3) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 8131, Page 891, Register's Office for Davidson County, Tennessee.
4) All matters appearing on the Plan of record in Book 2331, Pages 61 and 62, Register's Office for Davidson County, Tennessee.