This Instrument Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
315 Deaderick Street, Suite 1800
Nashville, Tennessee 37238-1800

Davidson County DEEDWARR
Recvd: 12/19/03 14:17 3pgs
Fees:18.00 Taxes:205.36
20031219-0181251

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Ernie Reynolds, Et Al 1101-A Biltmore Drive Nashville, TN 37204	Same	Map 160-3, Parcel 34

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **JANET GREEN GREGORY**, a widow, the Grantor herein, has bargained and by these presents does transfer and convey unto **ERNIE REYNOLDS** as to a one-half (1/2) undivided interest, and **HAL MATERN** as to a one-half (1/2) undivided interest, the Grantees herein, as tenants in common, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 278 on the Plan of Haileywood Estates, Section VIII, as of record in Book 2854, page 19, Register's Office for said County.
>
> Said Lot No. 278 fronts 94.0 feet on the northerly side of Regent Drive, and extends back 222.9 feet on the westerly line and 224.6 feet on the easterly line, to a dead line in the rear on which it measures 90.9 feet.
>
> Being the same property conveyed to Henry Ralph Gregory and wife, Janet Green Gregory, by deed from Clyde Paul Holland, Trustee, of record in Book 5208, page 933, said Register's Office. The said Henry Ralph Gregory is now deceased.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as herein set forth on Exhibit A. Grantor does further covenant and bind herself, her heirs and assigns to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 19th day of December, 2003.

Janet G. Gregory
JANET GREEN GREGORY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Shelly M. Calhoun, a Notary Public of said county, Janet Green Gregory, the within named bargainor, 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 19th day of December, 2003.

Shelly M. Calhoun
Notary Public

My Commission Expires:

3/27/04

SHELLY M. CALHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $55,503.02. This is equal to or greater than the property would bring at a fair and voluntary sale.

Grantee or Grantee's Agent

Sworn to and subscribed before me,
this 19th day of December, 2003.

Shelly M. Calhoun
Notary Public
My Commission Expires: 3/27/04

SHELLY M. CALHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

324551-1

EXHIBIT A

1. Taxes for 2004 and subsequent years.

2. All matters shown on the plan of record in Book 2854, page 19, Register's Office for Davidson County, Tennessee;

3. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances from Henry R. Gregory and wife, Janet G. Gregory to The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6226, page 275, said Register's Office.