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GSRM
D.D.

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***290,050.00.

Matthew S. Lowe
Affiant

Subscribed and sworn to before me this 24th day of December, 2003.

Notary Public

My Commission Expires: 10/12/05

Davidson County DEEDWARR
Recvd: 12/31/03 11:26 2pgs
Fees:13.00 Taxes:1073.19
20031231-0184802

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
CAROLINE T. TROST 4310 Dakota Avenue Nashville, Tennessee 37209	BANK OF AMERICA 830 Central Avenue St. Petersburg, Florida 33701	MAP 91-16 PARCEL 254

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY THOUSAND FIFTY AND 00/100 DOLLARS ($***290,050.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, JOHN F. LOWE and wife, GRETCHEN S. LOWE, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto CAROLINE T. TROST, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 211 in Block 10 in Charlotte Park Company's Addition as of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID Lot No. 211 fronts 61.0 feet on the north side of Dakota Avenue, formerly Fourth Avenue, and extends back northerly between parallel lines and along the eastern margin of 44th Avenue, formerly Third Street, 150.0 feet to an alley.

BEING the same property conveyed to John F. Lowe and wife, Gretchen S. Lowe, by deed from Richard Ice, unmarried, of record as Instrument No. 20010604-0057386 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4310 Dakota Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Charlotte Park Company's Addition of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 24th day of December, 2003.

JOHN F. LOWE

GRETCHEN S. LOWE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John F. Lowe and Gretchen S. Lowe, the bargainors, 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 and official seal this 24th day of December, 2003.

Notary Public

My Commission Expires: 10/17/05