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. 22115-12-2003** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,675,000.00. Affiant Subscribed and sworn to before me this 13th day of January, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Gaylon M. Lawrence, Jr. Lisa L. Lawrence 504 Westview Avenue Nashville, TN 37205	NEW OWNER	Map No.116.15 Parcel No. 073.00

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, **The Marchetti Company, a Tennessee corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gaylon M. Lawrence, Jr. and wife, Lisa L. Lawrence** ("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 504 Westview Avenue, Nashville, TN, 37205

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 13th day of January, 2004.

The Marchetti Company

BY: _____
Michael V. Marchetti, President

Davidson County DEEDWARR
Recvd: 01/14/04 15:43 2pgs
Fees:13.00 Taxes:6197.50
20040114-0006027

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid **Michael V. Marchetti**, 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 and who further acknowledged himself to be the **President** of **The Marchetti Company**, the within-named bargainor, a corporation, and that he as such **President** of **The Marchetti Company**, being duly authorized so to do, executed the foregoing instrument for the purpoese therein contained.

Witness my hand, at office, this 13th day of January, 2004.

Notary Public

WILLIAM T. CHAPMAN IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires SEPT. 30, 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 23 of Block 8 on the Plan of Clahoun's Resubdivision of part of Royal Oaks Subdivision as of record in Book 547, page 167, Register's Office for said County.

Said Lot No. 23 fronts 111 feet on the northerly side of Signal Hill Drive and runs back 176 feet 10 inches on the easterly line and 200 feet on the westerly line, along the easterly margin of West View Drive, to a dead line in the rear, measuring 205.5 feet thereon. Including but specifically excluding a small triangular part out of the northwest corner of said lot which was conveyed by I. Franklin Kemp and wife, to Richard Charles Brower and wife, by deed of record in Book 1909, page 247, Register's Office for Davidson County, Tennessee and which is described as follows:

Beginning at a point in the westerly margin of West View Drive, the common Corner of Lots 1 and 23, of Block 8; thence with the line between said lots easterly 105 feet 6 inches to a point; thence southerly 1.7 feet to a point; thence westerly approximately along the south face of a stone retaining wall 105 feet 6 inches more or less to the point of beginning.

Being the same property conveyed to The Marchetti Company by deed dated August 5, 2002 from The Estate of Charles U. Coggin, Jr. of record in Instrument No. 20020812-0097400, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) All matters appearing on the Plan of record in Book 547, page 167, Register's Office for Davidson County, Tennessee.