This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

PICK-UP

ADDRESS NEW OWNER:
Marshall Gupton and Lynda Gupton
6027 Inglenook Drive
SMYRNA TN 37167

Davidson County DEEDWARR
Recvd: 01/26/04 15:21 2pgs
Fees:13.00 Taxes:240.50
20040126-0009919

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 120-13-0
PARCEL 078.00
02DA-69078

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Alton B. Brown Jr., hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Marshall Gupton and wife, Lynda Gupton, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 21-A, Zone Lot Division of Lots 14, 17, 19 and 21, Section 3, on the Plan of Seven Oaks Estates, of record in Plat Book 5200, Page 760; amended in Book 6250, Page 599, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Alton B. Brown, Jr., by deed from Melissa Dawn Akin, now Rutherford and husband, David C. Rutherford, Jr. of record in Book 8995, Page 505, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 6439, Page 266; Book 6250, Page 599; ByLaws of record in Book 6439, Page 285; and such easements and setback lines of record in Plat Book 5200, Page 760; as amended in Book 6250, Page 599, said Register's Office. Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 5261, Page 798, said Register's Office. Taxes for 2004 have been pro-rated and assumed by Grantees.

This is improved property known as 1110 Tara Ann Court, Nashville TN 37217 and is not the principal residence of the Grantor and is not subject to marital rights herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marshall Gupton and wife, Lynda Gupton, their heirs and assigns, forever; and I, Alton B. Brown Jr., do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 8TH day of January, 2004.

Alton B. Brown Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Alton B. Brown Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 8TH day of January, 2004.

NOTARY PUBLIC

My Commission Expires: 3-26-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 65,000.00.

AFFIANT

Subscribed and sworn to before me this 8TH day of January, 2004.

NOTARY PUBLIC
My Commission Expires: 3-26-05