This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Debra R. Powell
403 West Tyne Drive
Nashville, TN 37205

SEND TAX BILL:

New Owner

Davidson County DEEDWARR
Recvd: 01/30/04 15:22 3pgs
Fees:18.00 Taxes:2960.00
20040130-0011971

MORTGAGEE:

MAP AND PARCEL:
Map 130-5
Parcels 140 and 140.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **John R. Cherry, III and wife, Marguerite Carpenter Cherry**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Debra R. Powell, married**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Two tracts of land in Davidson County, Tennessee, being more particularly described as follows:

Tract I:

Being Lot No. 7 on the northwesterly part of Lot No. 6 of Block 1 on the Plan of Highlands of Belle Meade, of record in Book 547, page 100, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of West Tyne Drive, formerly Lochin Lane, 50 feet North of the corner of Lot Nos. 5 and 6, said point being the northeast corner of Tract No. 1 of the land conveyed to E. Palmer Jones and wife, by deed from Sara D. Sexton, of record in Book 2100, page 501, Register's Office for Davidson County, Tennessee; thence with the margin of said Drive, northwesterly 300 feet, to a point at the corner of Lot Nos. 7 and 8; thence with the line between said Lots, southwesterly 158 feet to a point; thence southerly 207 feet along the line of Lot Nos. 9 and 10, to the northwest corner of the Jones Lot, above mentioned, thence with Jones' line, northeasterly 272 feet, to the point of beginning.

Tract II:

Being a parcel of land in the easterly side of West Tyne Drive, formerly Lochin Lane, being a part of Block F on the Map of Belle Meade Subdivision No 2, of record in Book 421, page 51, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of West Tyne Drive, formerly Lochin lane, at a point which would be established by the extension of the line between Lot Nos. 6 and 7 of Block 1, of the Highlands of Belle Meade, of record in Book 547, page 100, Register's Office for Davidson County, Tennessee, if extended; thence in an easterly direction along the said line, if extended, 40 feet, more or less, to the center lne of Richland Creek; thence with

the center line of said Creek, southerly 100 feet, more or less, to a point at the northeast corner of the land conveyed to R. Palmer Jones and wife, by deed from Sara D. Sexton, of record in Book 2188, page 501, Register's Office for Davidson County, Tennessee; thence westerly along Jones' line, 40 feet, more or less, to a point in the easterly margin of said Drive; thence with the margin of the same, northerly 100 feet, more or less, to the point of beginning.

Being the same property conveyed to John R. Cherry, III and wife, Marguerite Carpenter Cherry, as joint tenants with the right of survivorship, by deed of record in Book 8263, page 804, Register's Office for Davidson County, Tennessee.

Tract III:

Being a triangular parcel of land in the City of Belle Meade, Second Civil District, Thirty-fourth Councilmanic District, Davidson County, Tennessee, being the southern portion of Lot 6 of Block 1, on the map of Highlands of Belle Meade, as of record in Book 547, page 180, Register's Office for Davidson County, Tennessee, located on the westerly side of West Tyne Drive between Nichol Lane and Belle Meade Boulevard, and being more particularly described as follows:

Beginning at an iron rod (old) in the westerly right=of-way of West Tyne Drive, said rod being approximately 670 feet southerly from the centerline of Nichol lane as measured along said right-of-way. Said rod is further described as being the common front corner of Lots 5 and 6, shown on said heretofore referenced map;

THENCE, leaving said right-of-way with a severance line crossing said Lot 6, S 79 degrees 35 minutes 48 seconds West, 214.80 feet to an Iron rod (old) on the rear line of Lots 6 and 10;

THENCE, leaving said rear line with a severance line crossing said Lot 6, described in Book 8261, page 216 and Book 8263, page 804, Register's Office for Davidson County, Tennessee, N 66 degrees 36 minutes 20 seconds East, 222.05 feet to a point in the westerly right-of-way of said West Tyne Drive;

THENCE with said right-of-way in a southerly direction with a curve to the left, 50.00 feet to an Iron rod (old), the Point of Beginning.

Being the same property conveyed to John R. Cherry, III and wife, Marguerite Carpenter Cherry, from Dorothy N. Jones by Boundary Line Agreement of record as Instrument No. 20031124-0170329, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 403 West Tyne Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant

and forever defend the title to the Property to Grantee, her heirs, successors 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 its hand this 29 day of January, 2004.

John R. Cherry, III

Marguerite Carpenter Cherry

STATE OF TENNESSEE)
COUNTY OF Davidson

Before me, the undersigned, of the state and county aforesaid, personally appeared Marguerite Carpenter Cherry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 29 day of January, 2004.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF Davidson

Before me, the undersigned, of the state and county aforesaid, personally appeared John R. Cherry, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 29 day of January, 2004.

Notary Public

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My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $800,000.00.

AFFIANT

Subscribed and sworn to before me
this 29 day of January, 2004.

NOTARY PUBLIC
My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007