RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX 7
SP42806

This Instrument Was Prepared By:
Alfred E. Abbey, Esq.
Miller & Martin LLP
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 03/08/04 10:22 3pgs
Fees:18.00 Taxes:4107.00
20040308-0025987

Address New Owner(s):	Send Tax Bills to	Tax Information:
Peyton N. Green 4414 Honeywood Avenue Nashville, TN 37205	New Owner	Map: 116-11 Parcel: 11 BM-4120

WARRANTY DEED

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, JONATHAN ALLEN SHAYNE, TRUSTEE U/W HERBERT M. SHAYNE, DECEASED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to PEYTON N. GREEN, married, ("Grantee"), his heirs and assigns, all that tract or parcel of land fronting 150 feet on the northerly side of Honeywood Avenue in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto.

This is improved property known as 4414 Honeywood Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interests thereto belonging, to Grantee, his successors, heirs and assigns, forever.

AND Grantor covenants that he, as such Trustee, 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 taxes for the current year which have been prorated and assumed by the Grantee. Grantor further covenants and binds himself, his successors and assigns in trust, to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns, against the lawful claims of all persons.

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 this 4th day of March, 2004.

Jonathan Allen Shayne, Trustee
U/W Herbert M. Shayne

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Jonathan Allen Shayne, Trustee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as such Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 4th day of March, 2004.

Notary Public
My Commission Expires: 3/25/06

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,110,000.

Affiant

Subscribed and sworn to before me,
this 4th day of March, 2004.

Notary Public
My Commission Expires: 3/25/06

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EXHIBIT A

PROPERTY DESCRIPTION

Being the southeast part of Lot No. 6 and the northwest part of Lot No. 7, of Block "B" on the unrecorded plan of the Malone Property (known as Honeywood Subdivision) in the Seventh, formerly Eleventh, Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning on the north margin of Honeywood Avenue, as shown on said Plan, at a point 150 feet northwest from the corner of Lots No. 7 and 8; thence, with the north margin of said Avenue, northwest 150 feet; thence North 34° 30' East 326 feet to the northeast line of said Lot No. 6 in the line of Lot No. 12; thence, with the line of Lots No. 12 and 11, South 32½° East 162.875 feet to a point, 162.875 feet North 32½° West from the northeast corner of Lot No. 7; thence South 35° West to the point of beginning. Following the northern margin of Honeywood Avenue, the southeast corner of this property is 801 feet East of the intersection of Honeywood Avenue and Belle Meade Boulevard.

Being the same property conveyed to May Werthan Shayne, by deed of record in Book 10424, page 457, Register's Office for Davidson County, Tennessee; the said May Werthan Shayne having since died and devised the aforesaid property to her husband, Herbert M. Shayne, under her will of record in Will Book 225, page 953, of the Probate Court for Davidson County, Tennessee; and the said Herbert M. Shayne having died subsequent to May Werthan Shayne, and devised the said property in trust to Jonathan Allen Shayne as Trustee, by will of record at Will Volume 5060-1014950, in said Probate Court.