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. 22409-02-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $930,000.00. Affiant Subscribed and sworn to before me this 5th day of March, 2004. NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Steere Estate Reduction Trust 4432 Curtiswood Circle Nashville, TN 37204	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.132.10 Parcel No. 064.00

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, **Mary Ann McCready**,*("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elwood Davis, Trustee for** the **Steere Estate Reduction Trust** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. *unmarried

This is Improved property located at 4432 Curtiswood Circle, Nashville, TN, 37204

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 5th day of March, 2004.

Mary Ann McCready

STATE OF TENNESSEE, COUNTY OF DAVIDSON ,SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary Ann McCready**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of March, 2004.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 03/11/04 14:45 2pgs
Fees:13.00 Taxes:3441.00

20040311-0028297

EXHIBIT "A"

Tract I

Land in Davidson, Tennessee, being Lot No. 1 on the Plan of Curtiswood Estates II, as of record in Book 5200, page 371, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Tract II

A peice of property lying south of and adjacent to Lot No. 1 on the Plan of Curtiswood Estates II, of record in Book 5200, page 371, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at the southewesterly corner of said Lot No. 1, thence with the southerly line of Lot No. 1, south 73 deg. 23 min. 21 sec. East 155.79 feet to an iron pin; thence, south1 deg. 54 min. 44 sec. West 56.82 feet to a point; thence, North 71 deg. 58 min 57 sec. West 51.01 feet to an iron pin; thenc, north 71 deg. 17 min. 43 sec. west 106.34 feet to an iron pin; thence, north 2 deg. 02 min. 54 sec. East 51.49 feet to the point of beginning.

Being the same property conveyed to Roy W. Wunsch and wife, Mary Ann McCready by deed dated 3/6/92 from Dotson R. Guinn and wife, Peggy N. Guinn of record in Book 8569, page 902 Register's Office for Davidson County, Tennessee. The parties having since divorced, and by Quitclaim Deed of record in 20030924-0141421, Register's Office for Davidson County, Tennessee, Roy W. Wusch conveyed his interest in subject property to Mary Ann McCready.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);

2) Restrictive covenants contained in an instrument of record in Book 5850, page 952, , Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).

3) Easement for clearance of record in Book 2499, page 306, Register's Office for Davidson County, Tennessee.

4) All matters appearing on the Plan of of record in Plat Book 5200, page 371, Register's Office for Davidson County, Tennessee.