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

ADDRESS NEW OWNER:
Stacey Burks Briggs and Eric Briggs
6613 Clearbrook Drive
Nashville, Tennessee 37205

SEND TAX BILL:
To Owner

Davidson County DEEDWARR
Recvd: 03/17/04 09:59 2pgs
Fees:13.00 Taxes:832.50
20040317-0030193

PICK-UP

MAP AND PARCEL:
MAP 129-6
PARCEL 61.00
8DZ-77135

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, we, Lynne Yoffe and Meryl Lewis Yoffe hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Stacey Burks Briggs and husband, Eric Briggs, 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. 106, on the Plan of West Meade Park, Inc., Section One, of record in Plat Book 2900, Pages 103 and 104, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Lynne Yoffe, by deed from Bernice R. Lewis of record in INST: 20010509-0047966, Register's Office for Davidson County, Tennessee. By error and inadvertence this conveyance was executed by Bernice R. Lewis individually instead of as Trustee U/A DTD 2/28/89 FBO BERNICE R. LEWIS Revocable Trust, under which Trust Lynne Yoffe and Meryl Lewis Yoffe were appointed as her Trustees and Personal Representatives. She said Bernice R. Lewis having since died Testate May 30, 2003.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 3102, Page 381, and such easements and setback lines of record in Plat Book 2900, Page 103 and 104, said Register's Office.

Taxes for 2004 have been pro-rated and assumed by Grantees.

Lynn Yaffee and Meryl Lewis Yaffee and Lynne Yoffe and Meryl Lewis Yoffe are one and the same persons.

This is improved property known as 6613 Clearbrook Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Stacey Burks Briggs and Eric Briggs, their heirs and assigns, forever; and we, Lynne Yoffe and Meryl Lewis Yoffe do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our 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 our hands this the 15 day of March, 2004.

Lynne Yoffe, TR
Lynne Yoffe, Trustee

Lynne Yoffe Personaly
Lynne Yoffe, Personal Representative

Lynne Yoffe, Ind
Lynne Yoffe, Individually

Meryl Lewis Yoffe, Trustee
Meryl Lewis Yoffe, Trustee

Meryl Lewis Yoffe, Personaly Rep.
Meryl Lewis Yoffe, Personal Representative

Meryl Lewis Yoffe, Individually
Meryl Lewis Yoffe, Individually

STATE OF FLORIDA)
COUNTY OF BROWARD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lynne Yoffe and Meryl Lewis Yoffe the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at office, this the 15 day of March, 2004.

Joy Diamond
NOTARY PUBLIC

My Commission Expires: 2/21/05

Joy Diamond
Commission # DD 072276
Expires Dec. 21, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

STATE OF FLORIDA
COUNTY OF BROWARD

Personally appeared before me Lynne Yoffe and Meryl Lewis Yoffe with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees and Personal Representatives of The Bernice R. Lewis Trust, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 15 day of March, 2004.

Joy Diamond
Notary Public

My Commission expires: 12/21/05

Joy Diamond
Commission # DD 072276
Expires Dec. 21, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 225,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of March, 2004.

NOTARY PUBLIC
My Commission Expires: 11/28/07

IRENE W. LLOYD
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY