STATE OF TENNESSEE
COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 03/29/04 09:37 3pgs
Fees:18.00 Taxes:462.50
20040329-0034734

The actual consideration or value, whichever is greater, for this transfer is $ 125,000.00.

Eugene H. Nelson
Affiant

Subscribed and sworn to before me, this the 26th day of March, 2004.

Notary Public
My commission expires:

NOTARY PUBLIC AT LARGE
Joe Vaulx Crockett, III
My Commission Expires January 29, 2005
STATE OF TENNESSEE

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Eugene H. Nelson 3701 Meadowbrook Avenue Nashville, TN 37205	Same	117-8 / 33

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CARL J. WOLFF, JR., unmarried, and CAROLYN B. WOLFF , unmarried (acting by and through Carl J. Wolff, Jr., as Conservator) ("GRANTORS") have bargained and sold, and by these presents do transfer and convey unto EUGENE H. NELSON, unmarried ("GRANTEE"), his successors, heirs, and assigns, certain real estate in Nashville, Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTORS in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property located at 3016 Brightwood Avenue, Nashville, Tennessee 37212.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to: (1) Taxes for the current year which will be paid in full by GRANTEE; (2) all matters shown on the plat of record in Book 547, page 88, and Book 547, page 99, said Register's Office, and (3) sanitary sewer and storm drainage easement of record in Book 3932, page 242, said Register's Office.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging to GRANTEE, his successors, heirs, and assigns, forever. GRANTORS covenant with the said GRANTEE that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS further covenant and bind themselves, their heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, his successors, heirs, and assigns, against the lawful claims of all persons whomsoever.

Carl J. Wolff, Jr., warrants and affirms that (i) he is the duly-appointed Conservator for Carolyn B. Wolff pursuant to an Order entered October 14, 2003, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Case No. 03P-1024; and (ii) this conveyance has been approved by said Court by its Order entered March 17, 2004, in said proceeding.

WITNESS my hand this 26th day of March, 2004.

Carl J. Wolff, Jr.

Carl J. Wolff, Jr., *Conservator for Carolyn B. Wolff* Carolyn B. Wolff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett III, a Notary Public in and for said County and State, the within-named CARL J. WOLFF, JR.individually and in his capacity as Conservator for CAROLYN B. WOLFF, the bargainors, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 26th day of March, 2004.

Notary Public
My Commission Expires:

JOE VAULX CROCKETT III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Joe Vaulx Crockett, III
My Commission Expires
January 29, 2005
STATE OF TENNESSEE

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PROPERTY DESCRIPTION

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot Nos. 4 and 5 and all of Lot No. 3 except a strip 10 feet wide off the north side thereof on the Map showing Subdivision of Lots Nos. 11, 12, 13, 14 and 15 in Belmont Annex No. 1 as of record in Book 547, page 88, Register's Office for said County, and as changed by Plan of record in Book 547, page 99, said Register's Office and described together as follows:

Beginning on the easterly margin of Brightwood Avenue at the corner of Lots Nos. 3 and 17 on said last mentioned plan; thence with the south line of Lots 3, 4 and 5 on the North line of lots nos. 17 and 13, easterly 300 feet to the corner of Lots 5 and 12; thence with the east line of Lot No. 5 and the west lines of Lots Nos. 12, 11, 10 and 9, northerly 153.2 feet to the south line of Lot No. 8; thence with the south line of Lots 8 and 2 and the north lines of Lots 5 and 4, westerly 90 feet to the northwest corner of said Lot No. 4; thence with the west line of said lot, southerly 10 feet; thence westerly parallel with the north line of Lot No. 3, 192 feet more or less, to the easterly margin of said Avenue; thence with the easterly margin of said Avenue; southerly 90 feet to the beginning.

BEING the same property conveyed to Carl J. Wolff and wife, Carolyn B. Wolff from Lola Bryant White, a widow, by Warranty Deed dated March 27, 1953 and recorded March 27, 1953 in Book 2140, page 165, Register's Office for Davidson County, Tennessee. The said Carl J. Wolff is now deceased. Property further conveyed to Carolyn B. Wolff and Carol J. Wolff, Jr. by Quitclaim Deed of Record at Instrument No. 20010423-0039896, Register's Office for Davidson County, Tennessee.

EXHIBIT A