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. 22259-01-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $975,000.00. Patricia Green Affiant Subscribed and sworn to before me this 31st day of March, 2004. Notary Public My Commission Expires 9-25-04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jana Joustra, Ansel L. Davis 2156 Golf Club Lane Nashville, TN 37215	**Send Tax Bills To:** NEW OWNERS	**Tax Information:** Map No.117 7 O A Parcel No. 149.00 CO

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, **C. Marlene Hays and husband, Spencer Hays**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jana Joustra and Ansel L. Davis, as joint tenants with the right of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 2156 Golf Club Lane, Nashville, TN 37215

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 whomsoever.

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 2nd day of April, 2004.

x C. Marlene Hays
C. Marlene Hays

x
Spencer Hays

Davidson County DEEDWARR
Recvd: 04/08/04 13:57 2pgs
Fees:13.00 Taxes:3607.50
20040408-0040339

STATE OF New York, COUNTY OF Queens :

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

Witness my hand, at office, this 2nd day of April, 2004.

x Laura Casali
Notary Public

My Commission Expires: x 7/29/06

LAURA CASALI
Notary Public - State of New York
NO. 01CA6078258
Qualified in Queens County
My Commission Expires Jul 29, 2006

STATE OF New York, COUNTY OF Queens :

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

Witness my hand, at office, this 2nd day of April, 2004.

x Laura Casali
Notary Public

My Commission Expires: x 7/29/06

LAURA CASALI
Notary Public - State of New York
NO. 01CA6078258
Qualified in Queens County
My Commission Expires Jul 29, 2006

EXHIBIT "A"

Land in Davidson, Tennessee, being Unit No. 149 on the Plan of Gloucester Square, as of record in Plat Book 4460, page 50, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to C. Marlene Hays and husband, Spencer Hays by deed dated 1/27/97 from Neil F. Christy and wife, Emily S. Christy of record in Book 10331, page 473, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s)
2. Restrictions of record in Book 4548, page 217, and amended in Book 5915, page 274, Register's Office for Davidson County, TN;
3. Charter of Incorporation of Gloucester Square Cooperative Corporation of record in Book 4518, page 729, Register's Office for Davidson County, TN;
4. All matters appearing on the Plan of record in Book 4460, page 50, Register's Office for Davidson County, TN.