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. 22473-03-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $339,000.00. Affiant Subscribed and sworn to before me this 8th day of April, 2004. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner: Eugene Woods Weathersby, Jr., Susan M. Weathersby, and Eugene W. Weathersby, Trustees 128 Taggart Avenue Nashville, TN 37205	**Send Tax Bills To:** Eugene Woods Weathersby, Jr. and Susan M. Weathersby 128 Taggart Avenue Nashville, TN 37205	**Tax Information:** Map No.130.05 Parcel No. 074.00

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, **Michael C. Malone, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eugene Woods Weathersby, Jr., Susan M. Weathersby and Eugene W. Weathersby, Trustees of the Eugene W. Weathersby, Jr. Revocable Living Trust U/A/D April 5, 2004** ("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 128 Taggart Avenue, Nashville, TN 37205

CHRISTINE W. MALONE, the spouse of MICHAEL C. MALONE, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said MICHAEL C. MALONE.

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 8th day of April, 2004.

Michael C. Malone

Christine W. Malone

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael C. Malone and Christine W. Malone**, 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.

Witness my hand, at office, this 8th day of April, 2004.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 04/12/04 09:27 2pgs
Fees:13.00 Taxes:1254.30

20040412-0040610

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 13 of Block "G" on the Plan of Second Revised Plan of Highlands of Belle Meade No. 2 as of record in Plat Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Michael C. Malone, unmarried and David J. Malone, married by deed dated February 11, 1998 from Jeffrey C. Owen and wife, Meghan M. Owen of record in Book 10795, page 498, Register's Office for Davidson County, Tennessee. David J. Malone has since conveyed his interest in said property to Michael C. Malone, a married man by quitclaim deed of record in Instrument No. 20011018-0113526, 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.
2. Joint Driveway Easement of record in Book 3768, page 570, Register's Office for Davidson County, Tennessee;
3. All matters appearing on the Plan of record in Plat Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee.