PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 04/26/04 12:21 2pgs
Fees:13.00 Taxes:3071.00
20040426-0047085

W & I Ref(_____) Title No: 45476
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tina V. Hartert Stokes Peebles, Jr.. 4100 Skyline Nashville, Tennessee 37215	Synovus Mortgage Corp. 401 Church Street Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 117 - 13 - 21

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$830,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **H R Properties of Tennessee, a Tennessee general partnership**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tina V. Hartert, and spouse, Stokes Peebles, Jr.,** hereinafter called the **Grantees**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Vailwood Heights of record in Book 1835, page 32, Register's Office for said County.

Said Lot No. 8 fronts 104.0 feet on the broken easterly margin of Skyline Drive and extends back 176.6 feet on the northerly line and 191.4 feet on the southerly line to a dead line in the rear, measuring 135.0 feet thereon.

Being the same property conveyed to H R Properties of Tennessee, a Tennessee limited liability company, by deed from Peggy A. Herring of record in Doc. No. 20030219-0022017, said Register's Office. By Quitclaim Deed of record in Doc. No. 20040402-0037678, said Register's Office, Galen Scott Haley, Jack Douglas Rainey, Sr. and H R Properties of Tennessee, LLC conveyed subject property to H R Properties of Tennessee, a Tennessee general partnership.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835, page 32, said Register's Office, which Plan shows 65 foot minimum building set back line from Skyline Drive and 10 foot easement for public utility purposes along the rear line(s) Restrictive Covenants of record in Book 1318, page 332, said Register's Office.

This is improved property, known as: 4100 Skyline Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of April, 2004.

H R Properties of Tennessee, a Tennessee general partnership

By: Jack Douglas Rainey, Sr.
Title: **Partner**

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared **Jack Douglas Rainey, Sr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Partner** (or other officer authorized to execute this instrument) of **H R Properties of Tennessee, a Tennessee general partnership**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 16th day of April, 2004.

My Commission Expires: _____

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $830,000.00

Affiant

Sworn and subscribed before me this the 16th day of April, 2004.

My Commission Expires: _____

Notary Public

My Commission Expires JULY 21, 2007

Wldoc: Deed Wty—12/92