PICK-UP

THIS INSTRUMENT PREPARED BY:
Nancy W. Stabell, Esq.
Frost Brown Todd LLC
424 Church Street, Suite 1600
Nashville, TN 37219-2308
(615) 251-5550

Davidson County DEEDWARR
Recvd: 04/27/04 12:11 3pgs
Fees:18.00 Taxes:915.75
20040427-0047583

WARRANTY DEED

New Owner/Address	Send Tax Bills To:	Map/Tax Parcel Number
Philip M. Wilson 832 Belton Drive Nashville, Tennessee 37205	AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	102-14--80

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Eric Lee Wallace and Kerri S. Wallace, husband and wife ("GRANTOR"), have this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Philip M. Wilson ("GRANTEE"), their successors and assigns, GRANTOR'S right, title and interest in a certain tract or parcel of land located in Davidson County, Tennessee more particularly described below (the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 337 on the Plan of Brookmeade Subdivision, Section 9, of record in Book 2331, pages 34 and 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby for a more complete description.
>
> Being the same property conveyed to Eric Lee Wallace and wife Kerri S. Wallace by deed from M. Amanda Marshall and Lisa C. Davis, both unmarried, of record as Instrument No. 20020228-0025367, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all appurtenances, hereditaments, estate, title and interest thereunto appertaining unto GRANTEE, its successors and assigns, in fee simple forever.

GRANTOR covenants that it is lawfully seized and possessed of the Property in fee simple, has full power and lawful authority to sell and convey the same, that the Property is free, clear and unencumbered except for liens for real property taxes and assessments due and payable in 2004 and thereafter, which GRANTEE assumes and agrees to pay; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever. This conveyance is made subject to all (i) easements, restrictions and stipulations of record, and (ii) governmental laws, ordinances and regulations affecting the Property.

The words "GRANTOR" and "GRANTEE" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS, the GRANTOR, acting by and through its duly authorized representative, has caused this instrument to be executed on this the 26th day of April, 2004.

GRANTOR:

Eric Lee Wallace

Kerri S. Wallace

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric Lee Wallace and Kerri S. Wallace whom I am personally acquainted or proved to be on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing for the purposes herein contained. Witness my hand and official seal this 26th day of April, 2004.

Notary Public

My Commission Expires: 11/26/05

Oath of Value

STATE OF TENNESSEE)
) **SS**
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $ 247,500.00.

Affiant (GRANTEE)

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

NOTARY PUBLIC

My Commission Expires: 11/26/05

NSHLibrary/27457.1

EXHIBIT A

Land in Davidson County, Tennessee, being a Lot No. 337 on the Plan of Brookemeade Subdivision, Section 9, of record in Book 2311, pages 34 and 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric Lee Wallace and wife Kerri S. Wallace by deed from M. Amanda Marshall and Lisa C. Davis, both unmarried, of record as Instrument No. 20020228-0025367, Register's Office for Davidson County, Tennessee.