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. 22640-04-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $760,000.00 Affiant Subscribed and sworn to before me this 30th day of April, 2004. Notary Public My Commission Expires: My Commission Expires SEPT. 25, 2004

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Donald M. Caire Katherine Caire 4963 Tyne Ridge Court Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.146.05-0 Parcel No. 021.00

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, **Martha E. Davis, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donald M. Caire and wife, Katherine Caire** ("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 4963 Tyne Ridge Court, Nashville, TN 37215

C. ORE DAVIS, the spouse of MARTHA E. DAVIS, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said MARTHA E. DAVIS.

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 30th day of April, 2004.

Martha E. Davis by C. Ore Davis — C. Ore Davis

Martha E. Davis, BY: C. Ore Davis, Attorney-In-fact

C. Ore Davis

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 30th day of April, 2004.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires SEPT. 25, 2004

Notary Public

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **C. Ore Davis** with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said **Martha E. Davis** and is authorized by the said **Martha E. Davis** to execute this instrument on HER behalf.

Witness my hand, at Office, this 30th day of April, 2004.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: My Commission Expires SEPT. 25, 2004

Notary Public

Davidson County DEEDWARR
Recvd: 05/05/04 08:08 2pgs
Fees:13.00 Taxes:2812.00

20040505-0050891

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Treemont as of record in Plat Book 6250, pages 895 through 897, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Martha E. Davis by quitclaim deed dated October 1, 1997 from C. Ore Davis and Martha E. Davis as Co-Trustees for the Davis Family Inter Vivos Revocable Trust of record in Book 10636, page 863, 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. Declaration of Covenants, Conditions and Restrictions for Treemont of record in Book 6833, page 594, Book 6833, page 601, amended in Book 8259, page 498, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of Treemont Homeowners Association, of record in Book 6833, page 620, Register's Office for Davidson County, Tennessee.
4. By-Laws of Tyne Ridge Court Private Road Association, of record in Book 6833, page 653, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Treemont Homeowners Association of record in Book 6833, page 617 and Book 6840, page 509, Register's Office for Davidson County, Tennessee.
6. Charter of Incorporation of Tyne Ridge Court Private Road Association of record in Book 6833, page 650, Register's Office for Davidson County, Tennessee.
7. Easement for private road of record in Book 6833, page 633, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 1066, page 274, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record in Plat Book 6250, pages 895 through 897, Register's Office for Davidson County, Tennessee.