FILE NO. SP43033
FILE BOX "7"

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 05/11/04 16:25 2pgs
Fees:13.00 Taxes:1165.50
20040511-0054252

W & I Ref:(_____) Title No: 45436
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Paul B. Gaither Jane S. Gaither 135 37th Ave. North Nashville, Tennessee 47205	AmSouth Bank P.O. Box 830721 Birmingham, Alabama 35283

TAX MAP-PARCEL NUMBERS: 142-16-A-012

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$315,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dana R. Hunt. Black,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Paul B. Gaither and spouse, Jane S. Gaither** hereinafter called the **Grantee,** 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. 12 on the Plan of Devon Park, Phase I of record in Book 5200, page 670 through 672 Register's Office for said County.

Said Lot No. 12 fronts 92.39 feet on the easterly margin of Burleigh Court (private) extends back 123.58 feet on the northerly line(s) and 152.279 feet on the southerly line to a dead line in the rear, measuring 88.62 feet thereon.

Being the same property conveyed to Dana R. Hunt, unmarried by deed from Michael T. Friedman and wife, Sara A. Friedman of record in Book 11494, Page 225, said Register's Office. The said Dana R. Hunt is now known as Dana R. Hunt Black.

Charles F. Black, spouse of Dana R. Hunt Black joins in this conveyance solely to convey any and all marital interest in the above-described property.

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 5200, Page 670 through 672, said Register's Office, which Plan shows a 35 foot minimum building setback line from Burleigh Court (private) together with a designated building site, and a 5 foot easement for public utility and drainage purposes along the rear line(s) And a 10 foot public utility easement located on the front line of said lot. Storm Water Detention Agreement of record in Book 6145, Page 252, said Register's Office.The Declaration of Covenants, Conditions and Restrictions of record in Book 6176, page 7, Book 6967, page 156, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 708 Burleigh Court, Nashville, Tennessee 37221

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 7th day of May, 2004.

Charles F. Black

Dana R. Hunt Black

State of TENNESSEE
County of DAVIDSON

On this 7th day of May, 2004 , before me the undersigned authority, personally appeared Charles F. Black Dana R. Hunt Black , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $315,000.00

Affiant

Sworn and subscribed before me this the 7th day of May, 2004

Notary Public

My Commission Expires: 3/25/06