BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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. 22872-05-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is : $160,500.00. Affiant Subscribed and sworn to before me this 14th day of May, 2004. Notary Public My Commission Expires: 6-26-05

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Shane Burton 100 Brattlesboro Drive Nashville, TN 37204	Same	Map No.132.09-0A Parcel No. 012.00 CO

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, **James Merryman, Trustee of the Merry Fox Farms Trust dated November 26, 2002**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shane Burton,** unmarried ("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 100 Brattlesboro Drive, Nashville, Tennessee 37204

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 14th day of May, 2004.

James Merryman, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.: James Merryman, Trustee

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

Witness my hand, at office, this 14th day of May, 2004.

Notary Public

My Commission Expires: 6/12/07

AMANDA K. DIES
NOTARY PUBLIC AT LARGE
TROUSDALE COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/17/04 11:27 2pgs
Fees:13.00 Taxes:593.85

20040517-0057391

EXHIBIT "A"

Land in Davidson County, being Unit 100, together with the appurtenant interest in the common elements of Brattlesboro Condiminiums, a horizontal property regime established by Master Deed, of record in Book 6092, page 184, Register's Office for Davidson County, Tennessee and being located upon Lot No. 7 on the Plan of Condominium Site Plan Brattlesboro of record in Plat Book 5800, page 226 as amended in Book 6122, page 200, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Merryman, Trustee for the Merry Fox Farms Trust, u/a/d November 26, 2002 by deed dated November 6, 2003 from Alan C. Frio, unmarried of record in Instrument No. 20031111-0165267, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated and assumed by the Grantee;
2. Restrictions of record in Book 6092, page 184;
3. Easements of record in Book 4246, page 189;
4. All matters appearing on the Plan of record in Plat Book 5800, page 226, as amended in Book 6122, page 200, Register's Office for Davidson County, Tennessee.