THIS INSTRUMENT PREPARED BY: **MUDTER, MORGAN & PATTERSON** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **(615) 383-4429** **FTEC File No. 21944**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00. Affiant Subscribed and sworn to before me this day of June, 2004. Notary Public My Commission Expires:

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

My Commission Expires SEPT. 25, 2004

LIMITED WARRANTY DEED

Address New Owner: Fifth Third Bank, N.A., a national banking association V.P. Corporate Facilities –Real Estate 38 Fountain Square Plaza, MD10ATA1 Cincinnati, OH 45263	Send Tax Bills to: New Owner	Tax Information: Map: 104-08-0 Parcel: 418.00

Davidson County DEEDWARR
Recvd: 06/17/04 13:20 4pgs
Fees:23.00 Taxes:3700.00
20040617-0071870

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, PATRICK J. HIGDON and SUE H. HIGDON* ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to FIFTH THIRD BANK, N.A., a national banking association ("Grantee") , its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*husband and wife

This is improved property located at 2020 Blakemore Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple and have a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

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, Grantors have executed this instrument on this 15th day of June, 2004.

PATRICK J. HIGDON

SUE H. HIGDON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Patrick J. Higdon and wife, Sue H. Higdon, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 2004.

Notary Public

My Commission Expires: _____

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

My Commission Expires SEPT. 25, 2004

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Revision One of the Phase I and II Subdivision Plat of the Blakemore Associates P.U.D., as shown on plat of record in Plat Book 8250, page 198, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Patrick J. Higdon and wife Sue H. Higdon, by deed from Roy Conway Flowers of record in Book 9153, page 84, Register's Office for Davidson County, Tennessee and being part of the same property conveyed to Patrick J. Higdon and Sue H. Higdon as tenants in common by quitclaim deed appearing of record as Instrument No. 20011004-0107917, Register's Office for Davidson County, Tennessee.

Permitted Encumbrances

1. Taxes for 2004, which have been prorated and assumed by the Grantee.
2. All matters shown on Plat recorded in Book 8250, page 198, Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 8908, page 632, Register's Office for Davidson County, Tennessee, and in any allied instrument(s) referred to in said restrictions.
4. Easements and Restrictions contained in Metro Council Bills No. 089-668, 089-1049 and 090-1117.
5. Subject to Zoning Restrictions contained in Metro Ordinances No. 089-669 and 089-670.