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[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jeffery C.& Shawn L. Factor	CitiMortgage	Map 130-10
4413 Warner Place	1000 Technology Drive	Parcel 10.00
Nashville, TN 37205	O'Fallen, MO 63304	11970 26B

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **H. Newton Lovvorn, Jr. and wife, Janice R. Lovvorn,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Jeffery C. Factor and wife Shawn L. Factor,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the west 100 feet of Lot no. 28, on the Map of The Subdivision of Block "C" Belle Meade No. 2, of record in Book 421, page 58, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 28 fronts 100 feet on the south side of Warner Place and runs back between lines 345.75 feet more or less on the east line and 346 feet on the west line to a dead line on which it measures 100 feet.

Being the same property conveyed to H. Newton Lovvorn, Jr. and wife, Janice R. Lovvorn, by deed of record in Book 7601, page 301, as re-recorded in Book 7835, page 754, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Easement for Sanitary Sewer of record in Book 5787, page 410, Register's Office.

This is improved property commonly known as 4413 Warner Place, Nashville, TN 37205.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $1,700,000.00.

Patricia Jr
Affiant

Subscribed and sworn to before me this th day of June, 2004.

Catherine M. Wood
Notary Public

CATHERINE M. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-25-04

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 8th day of June, 2004.

H. Newton Lovvorn, Jr.

Janice R. Lovvorn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **H. Newton Lovvorn, Jr. and wife, Janice R. Lovvorn**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of June, 2004.

Notary Public

My Commission Expires: 3-31-01

NOTARY PUBLIC AT LARGE
M. ALLEN
DAVIDSON COUNTY
TENNESSEE