THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

MAP & PARCEL NO:
131-6-C/49

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $545,000.00.

William Lawson
Affiant

Subscribed and sworn to before me this the 24th day of June, 2004.

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary Public

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 06/25/04 15:51 3pgs
Fees:18.00 Taxes:2016.50
20040625-0075972

ADDRESS NEW OWNER(S) AS FOLLOWS:
MORTGAGEE:

William E. Lawson and wife,
Laura L. Lawson
(Name)

34 Compton Trace
(Street Address)

Nashville, TN 37215

SEND TAX BILLS TO:

Same
(Name)

Same
(Street Address)

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David L. Rados and wife, Margaret Scanlon Rados,** hereinafter referred to as the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **William E. Lawson and wife, Laura L. Lawson,** hereinafter collectively referred to as the "Grantee," their heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See **EXHIBIT "A," attached hereto,** for a complete legal description of the property herein conveyed.

This is improved property known as: 34 Compton Trace
Nashville, TN 37215

THIS conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, page 596, said Register's Office, which Plan shows minimum building set back lines and easements to which plan reference is hereby made for a more complete description thereof; Subject to agreement made by and between Burton Hills Properties, a general partnership and the Nashville and Davidson County Metropolitan Planning Commission dated December 14, 1984 of record in Book 6470, page 383, said Register's Office; Subject to agreement made by and between Burton Hills Properties, a general partnership and the Nashville and Davidson County Metropolitan Planning Commission dated August 12, 1985, of

record in Book 6655, page 47, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 6326, page 588, Book 6517, page 522, amended in Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, Book 6644, page 23, amended in book 6917, page 730, Book 6517, page 505, as amended in Book 6921, page 216, Book 6517, page 511, as amended in book 6921, page 214, Book 6665, page 1, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

TO HAVE AND TO HOLD the said tract or parcel of land as, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and/or assigns forever; and Grantor does covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs and assigns forever to warrant and forever defend the title to the said land to the said Grantee, their heirs, and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused their names to be affixed hereto on this 24th day of June, 2004.

Grantor:

David L. Rados

By: R. Garry Chaffin, Attorney-in-fact

Margaret Scanlon Rados

By: R. Garry Chaffin, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared R. Garry Chaffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument as the true and lawful Attorney-in-fact for David L. Rados, by signing the name of the aforesaid David L. Rados, by himself as Attorney-in-fact, for the purposes therein contained.

WITNESS my hand, at office, this 24th day of June, 2004.

Notary Public

My commission expires: 11-26-05

CHERYL L. ROTHWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State personally appeared R. Garry Chaffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the with instrument as the true and lawful Attorney-in-fact for Margaret Scanlon Rados, by signing the name of the aforesaid Margaret Scanlon Rados, by himself as Attorney-in-fact, for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of June, 2004.

Cheryl L. Rothwell
Notary Public

CHERYL L. ROTHWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 11-26-05

EXHIBIT "A"
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 73, on the Plan of Burton Hills Estates – Tract 9, as shown on plat of record in Plat Book 6250, page 596, 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 David L. Rados and wife, Margaret Scanlon Rados by Deed of record in Book 7819, Page 56, Register's Office for Davidson County, Tennessee.